

# FOR SALE FREEHOLD

AVAILABLE FOLLOWING RELOCATION IN NOVEMBER 2019

## POTENTIAL REDEVELOPMENT OPPORTUNITY

Langley Road, Chipperfield, Hertfordshire WD4 9JS

**12,995 sq ft (1,207.2 sq m) ON 0.865 ACRES (0.35 HA)**





Location

Chipperfield is an attractive village located nearby to Kings Langley, 7 miles north of Watford, and 6 miles south west of Hemel Hempstead. The village enjoys excellent accessibility to Central London by train and the Motorway network being 3 miles from Junction 20 M25. Kings Langley Station is 3 miles away with a journey time to London Euston of 27 minutes, whilst Chorleywood station is 4.5 miles away with a journey time of 25 minutes and 40 minutes to London Marylebone and Baker Street stations respectively. The M1 is 6.7 miles east and the M40 15.4 miles west via the M25.

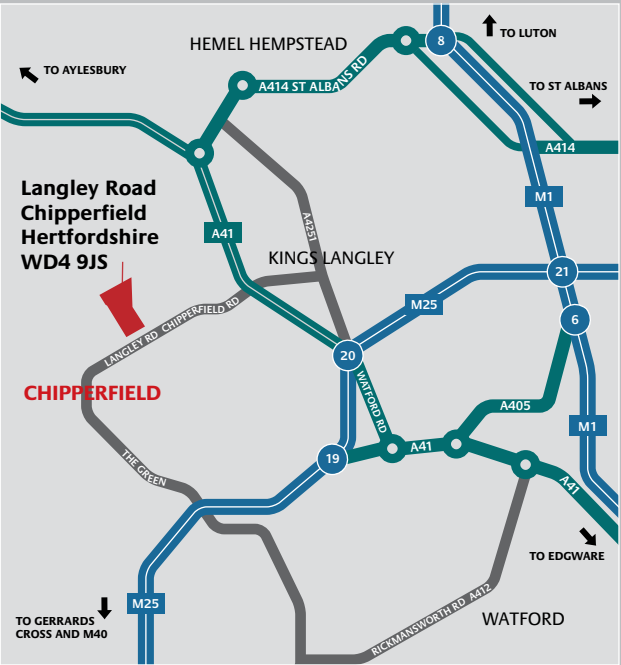
The village has an enviable setting nestling within the Chilterns and surrounded by beautiful countryside and woodland. The Village has an attractive Village Green and houses several pubs, village shops, and cricket, tennis and football clubs. Additionally, there are several good schools within easy reach including Grammar Schools at Chesham, and Amersham, and private schools embracing Berkhamstead, Haberdashers Askes, Royal Masonic, and Merchant Taylors, all in all making for a very desirable residential location.

The property is situated fronting Langley Road on the east side of the village on the road to Kings Langley.

Description

The property comprises a compact, refurbished car dealership located in a prominent semi-rural roadside position. The dealership is accessed directly off Langley Road and is surrounded by residential development on 3 sides with open fields on the opposite side of the road. A public footpath runs along the eastern boundary.

The property is of steel frame construction with brick and block walls and comprises a main showroom with glazing to the front of the site and an attached workshop to the rear.



Accommodation

The building provides the following approximate gross internal areas.

Ground Floor	SQ FT	SQ M
Showroom	3,707	344.37
WCs	188	17.51
Store	32	2.99
Offices	802	74.54
Workshop	4,136	384.24
Parts	1,138	105.76
Ancillary	575	53.42
Showroom Office	161	14.97
Valet Bay	556	51.67
First Floor		
Offices	875	81.27
Mess Room	268	24.92
Ancillary	555	51.58
TOTAL GIA	12,995	1,207.22
Parking		
Display		46
Storage		57

The property sits on a site of 0.865 acres (0.35 hectares) and produces a site density of 34%.

Town Planning

The property lies within the jurisdiction of Dacorum Borough Council and is a “brownfield” (windfall) site. The property is being put forward for assessment for its suitability for a residential allocation to be included in the pre-submission Local Plan. Chipperfield is contained within the Green Belt, and the site abuts the conservation area.

A planning report has been prepared by Foy Planning Consultancy which sets out the specific policies affecting the site and is available in the data room.

It is considered that the site represents an excellent opportunity for residential development.

Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior) with Vacant Possession on completion. Guide price available on application.

Potential purchasers are expected to have carried out due diligence and supporting information is available in a data room at:

[www.automotive-property.com/chipperfield](http://www.automotive-property.com/chipperfield)



Rating

£142,000 effective from 1st April 2017.

Energy Performance Certificate

Rating D – 95.

VAT

This property has been elected for VAT.

Viewing

An escorted viewing can be arranged strictly by appointment with the selling agents.



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January 2019.

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