

FOR SALE

GLPG
Sole Agent

Former Royal Oak Pub

42 Sparrows Herne, Bushey, WD23 1FU

This freehold, former pub, benefits from detailed planning consent to create a residential development comprising six luxury apartments.

Salient Points

- Detailed planning consent to create six apartments (part conversion)
- Eight surface car parking spaces
- Proposed NSA: 4,745 sq. ft. / 440.8 sq. m.
- Corporate sale of the SPV
- CIL estimated at approx. £35,720 (*please carry out your own due diligence to confirm this*)
- To view the plans & associated documents, please [Click Here](#) to visit the data room - access code: royaloak (*case sensitive*)



Planning

Detailed planning consent via Hertsmere Borough Council, planning reference number: 20/0115/FUL for the following:

“Construction of a 3 storey rear extension and conversion of loft space to facilitate the conversion of the existing public house to 6 flats (2 x 1 bed, 3 x 2 bed & 1 x 3 bed), to include balconies at rear elevation, access, parking and landscaping.”

NB: A larger, 7 x 2-bed unit scheme is currently in appeal and an overage will be payable in the event of this being approved - planning appeal reference: 19/0077/APP.

Proposal

Guide Price: £1,250,000, subject to contract

Nature of transaction: Company Sale, subject to due diligence

Offers: To be sent via email to team@glpg.co.uk detailing timescales, funding position and solicitor details.

Location

The former Royal Oak is located on Sparrows Herne in Bushey, a position which is equidistant to both Bushey Heath and Bushey Village High Street, with an abundance of restaurants, shops and supermarkets.

The site is located within a short distance of Bushey Railway Station with trains travelling into London Euston Station in approx. 20 minutes and the site is likewise just a 10 minute drive into Watford Town Centre.

Contact

TEAM@GLPG.CO.UK - +44 020 3640 6420

Finance

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance, whilst fostering borrower to lender partnerships.

For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / nick.swerner@glpg.co.uk.

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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