



brasier freeth

TOWN CENTRE DEVELOPMENT SITE - FOR SALE

0.203 ACRES / 0.082 HECTARES

18 WATFORD FIELD ROAD, WATFORD, WD18 0BH



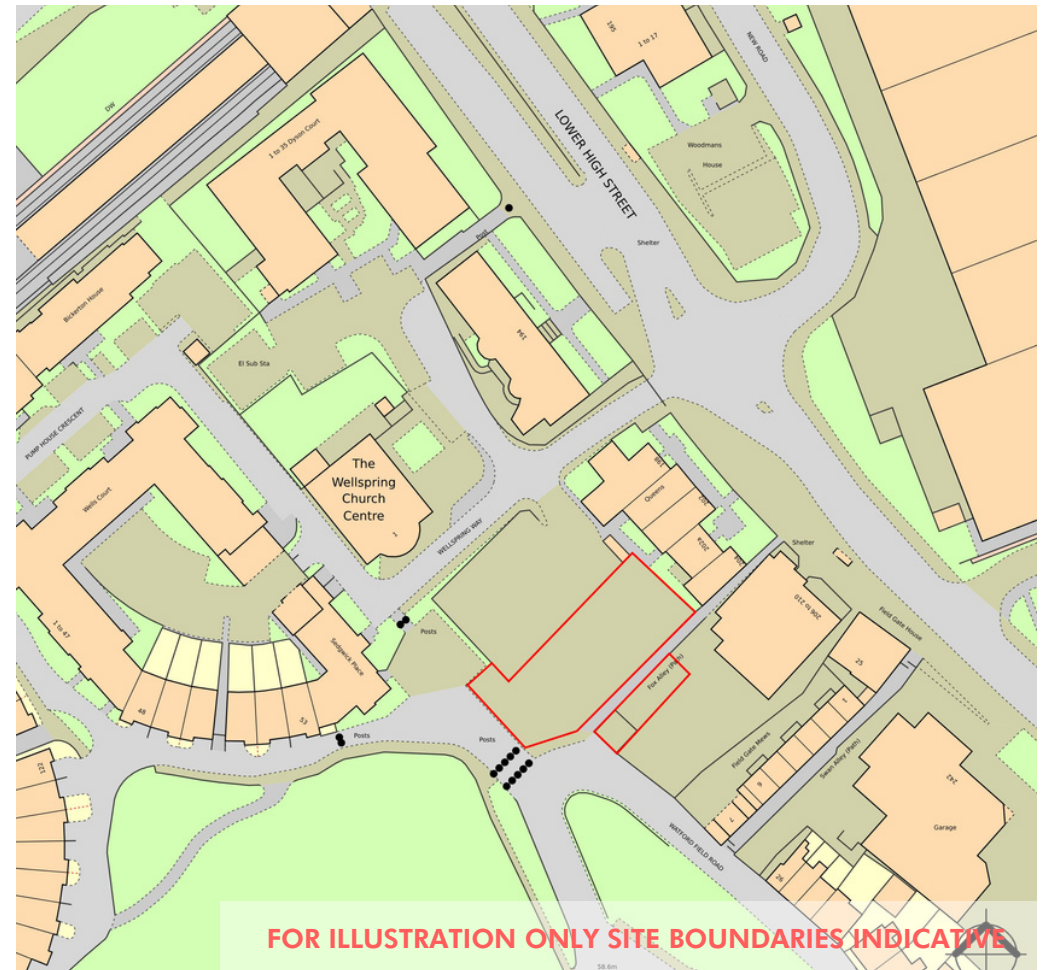
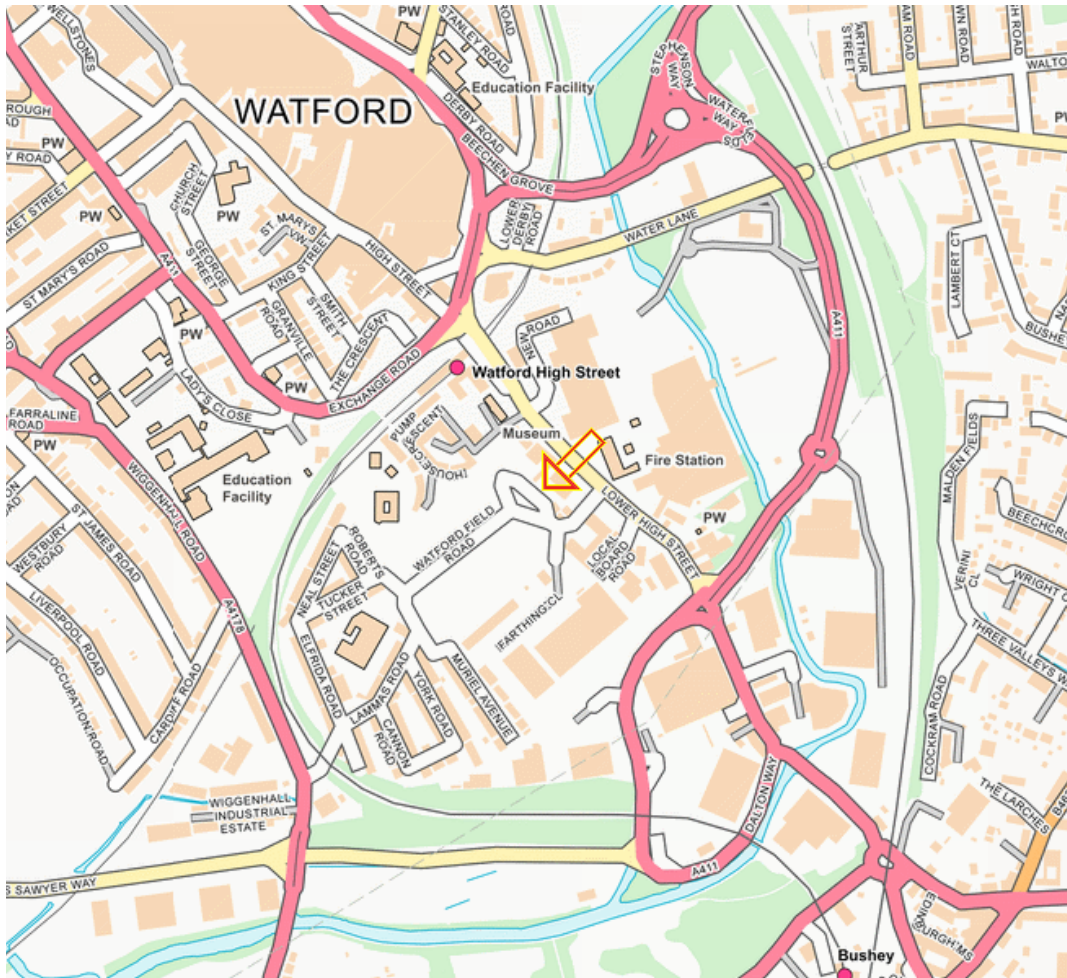
FOR ILLUSTRATION ONLY SITE BOUNDARIES INDICATIVE

100 m

200 m

Location

18 Watford Field Road is situated to the rear of 202 to 204 Lower High Street, with vehicular access to the site being via Watford Field Road. The property is thus on the fringe of Watford Town Centre, a short walk from the Atria Shopping Centre. Waterfields Retail Park, a Tesco superstore, a branch of Aldi and a branch of Lidl are all within walking distance. Watford High Street and Bushey (BR) stations are each close by and offer regular connections to London Euston and intervening North London stations. The M1 (J5) and the M25(J19 or J20) are within 3 miles and give good access to the motorway network and to the main London airports.



■ Description

The property comprises a flat level and broadly rectangular site situated to the rear of 202 and 204 Lower High Street. The surrounding uses are a mix of offices including car parking, residential and public open space. There is in addition a church (the Wellspring Church) to the north. Vehicular access is available via Watford Field Road and is subject to discussion with Watford Borough Council and the Highway Authority.

The property is considered to offer an opportunity for development for a variety of uses including residential development.

■ Situation

The property comprises a largely level site rectangular in shape. Vehicular access is not currently available but is understood to be achievable via discussions with Watford Borough Council and the Highway Authority.

■ Planning

The property is covered by the Watford Local Plan which was adopted on 17th October 2022. On the proposals map the site is identified as being in a Transport Improvement Area and is, we believe, an allocated mixed use site MU15. This indicates suitability for mixed use development (C3 Residential and (F2)B Meeting Places. The indicative yield in the site allocations is for 19 C3 residential units and is subject to a number of requirements including the impact on heritage assets and the wider objections of the Colne Valley Strategic Development Area.

■ Services

All main services are understood to be available in the vicinity of the site. Details are available on request.



■ Tenure

The freehold interest in the site is available with vacant possession.

■ Proposal

Unconditional offers are invited for the freehold interest.

■ Further information

Further information is available in the data room - please click on the link below:

[Data Room](#)

■ Viewing

The property can be viewed from the public highway or by appointment with the sole agents.

Viewings are strictly by appointment only. Please contact the agents to arrange an inspection.



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Disclaimer notice

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. In accordance with the current Anti-money laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete transactions.

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