

APPENDIX 1 – EXTRACT FROM ORIGINAL PLANNING PERMISSION

Continuation Sheet No. 4

Ref: 24591A/89/1468

CONDITION 10

Prior to site works commencing the location, type and height of boundary fencing shall be agreed with the Local Planning Authority.

REASON

To ensure a satisfactory standard of development and to ensure that the visual intrusion to the surrounding countryside is minimised.

CONDITION 11

Notwithstanding the detail contained within the submitted drawings the number of glasshouses shall be reduced to a total of three in accordance with the applicant's letter dated 2 August 1990.

REASON

To ensure that the visual impact of ancillary buildings is minimised.

CONDITION 12

The sales building/office/store shall be used for purposes solely in connection with the garden centre operations.

REASON

To ensure that the building remains ancillary to the garden centre use.

CONDITION 13

The watercress beds shown to be retained on the approved drawing shall not be drained or filled without the prior written consent of the Local Planning Authority.

REASON

For the avoidance of doubt and to ensure an element of the established use is retained.

APPENDIX 2 – SALES BROCHURE

National Auction Sale

No. 519 – Wednesday 19th June 2013

at

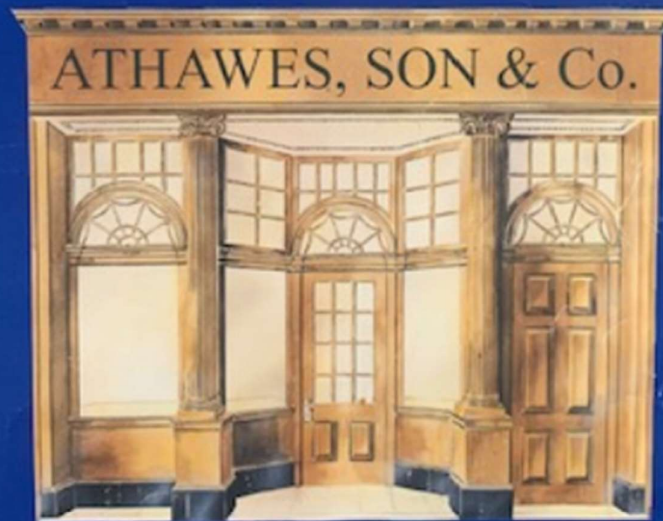
The Grand Connaught Rooms,
61-65 Great Queen Street,
Kingsway, London WC2

COMMENCING AT 1.00 PM



Residential & Commercial Property, Land

For Occupation, Investment and Development in:
Greater London, Middlesex, Kent, Hertfordshire,
Buckinghamshire, Berkshire, Merseyside,
County Durham, County Antrim



LEGAL DOCUMENTS ARE AVAILABLE ONLINE TO DOWNLOAD FREE OF CHARGE

Athawes
Son & Co

RARE OPPORTUNITY

FURTHER DEVELOPMENT POTENTIAL (STSC)

LOT 9**WATERCRESS BEDS, SPRINGWELL LANE,
RICKMANSWORTH, HERTFORDSHIRE WD3 8UX****EXTENSIVE VACANT FREEHOLD PROPERTY AND LAND**

Office & House



Garden Centre

Rickmansworth is an Attractive and Affluent Area some 18 miles north west of Central London and 4 miles south east of Watford. The area has good transport links, being served by the M25 Motorway (Junction 17). The property is located in the Picturesque Colne Valley within the Springwell Lock Conservation Area between Rickmansworth and Harpenden, about 1 mile south of the M25 Motorway (Junction 7) and in the vicinity of the Grand Union Canal, the River Colne and overlooking Springwell Lake, the property comprises:

**4-BED DETACHED HOUSE, DETACHED OFFICE PREMISES,
GARDEN CENTRE PREMISES & LAND**

**SITE AREA ABOUT 3.2 ACRES (1.3 HA)
FRONTAGE TO SPRINGWELL LANE ABOUT 95FT (30M)**

arranged as follows:

HOUSE

FIRST FLOOR

Landing Area, radiator, eaves storage. Bedroom (1) (18ft 6in x 20ft 3in max into eaves) triple aspect, eaves storage, radiator. En-Suite Shower Room/W.C. wash hand basin, radiator. Bathroom/W.C. two basins, bath, shower cubicle, radiator. Bedroom (2) (20ft 3in max into eaves x 16ft 3in) triple aspect, radiator.

GROUND FLOOR

Entrance Hall (13ft 6in x 8ft) under stairs cupboard, radiator. Separate W.C. wash hand basin. Living Room (29ft x 16ft 3in max) triple aspect, two radiators. Kitchen (10ft 6in x 12ft 9in) range of eye and base level units, stainless sink, granite work surfaces, door to rear. Lobby. Bedroom (3) (15ft 6in x 14ft 6in) radiator. En-Suite Shower Room/W.C. radiator, two basins. Bedroom (4) (14ft 6in max x 12ft 9in max) radiator.

Detached Double Garage (19ft 3ft x 15ft 6in). Rail/Utility Area (15ft 9in x 10ft 9in) sink, plumbing for washing machine & tumble dryer, door to rear.

GARDEN CENTRE

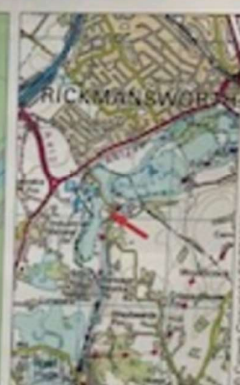
Main Building (54ft 6in x 19ft 6in) doors to front (Door Height 8ft 6in) and to Covered Area (42ft 9in x 56ft) three main bays and including a Coffee Bar (17ft 9in x 14ft 6in) which overlooks Springwell Lake. Walked Outside Plant Sales Area (55ft x 58ft).

RARE OPPORTUNITY

FURTHER DEVELOPMENT POTENTIAL (STSC)

**WATERCRESS BEDS, SPRINGWELL LANE,
RICKMANSWORTH, HERTFORDSHIRE WD3 8UX (continued)****LOT 9**

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OFFICE

First Floor (accessed via loft ladder)

Landing Area (18ft 9in max into eaves x 12ft 9in max) radiator. Room (1) (18ft 9in into eaves x 16ft 3in) eaves storage, radiator. Bathroom/W.C. wash hand basin, shower over bath, radiator. Room (2) (18ft 9in max into eaves x 10ft) radiator.

GROUND FLOOR

Room (3) (23ft 6in x 16ft 3in max) loft access, door to front, radiator. Office (25ft 9in x 16ft 3in) radiator. Wet Room/W.C. shower, wash hand basin, radiator. Kitchen (18ft 6in x 8ft 9in) range of eye and base level units, oven and hob, sink, boiler, door to rear.

Detached Single Garage (18ft 3in x 9ft) with Separate W.C. at the rear & door to side.

Offered with

ENTIRE VACANT POSSESSION

(London Borough of Hillingdon)

Energy Rating: See Legal Pack

Note: The property would appear to be suitable for a number of purposes, including residential development, (subject to Statutory etc. consents). Interested parties should make their own enquiries in this regard.



Solicitors: Messrs. Lupin Fawcett Lee & Priestley, Velocity House, Solly Street, Sheffield S1 4DE
(Telephone 0114 276 6607)

APPENDIX 3 – PHOTOGRAPH SHOWING OFFICE FURNITURE





Flood map for planning

Your reference	Location (easting/northing)	Created
flood zone	504261/193077	3 Nov 2020 15:19

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

