

PSK Rural Limited
The Old Dairy
Hyde Farm
Marlow Road
Maidenhead
Berkshire
SL6 6PQ



Tel: 01628 777666
Email: info@pskrural.co.uk

FOR SALE

TWO SEPARATE PARCELS OF LAND AT SARRATT

THE FOLD (1.53 ACRES) & THE Paddock (1.22 ACRES)
AVAILABLE SEPARATELY OR AS A WHOLE

The Fold



The Paddock



GUIDE PRICE: £175,000 per lot
GUIDE PRICE AS A WHOLE: £350,000

WWW.PSKRURAL.CO.UK



Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed, nor tested the services, appliances and specific fittings if any.



TWO SEPARATE PARCELS OF LAND AT SARRATT LOT 1 - THE FOLD (1.53 ACRES)

Introduction

Two separate parcels of pasture and amenity land situated on the western edge of Sarratt.

The parcels are offered for sale either individually or as a whole and may be of interest to local purchasers, equestrian or amenity buyers, as well as those with a longer-term strategic interest.

Location

The parcels are located on Dawes Lane and Wards Drive on the western edge of Sarratt, a highly regarded and sought-after Hertfordshire village known for its rural character and strong community.

The village benefits from a range of local facilities including public houses and a village shop, with the surrounding area comprising a mixture of residential properties, paddock land and open countryside.

Sarratt is conveniently located for access to Rickmansworth, Chorleywood and the wider motorway network.

The Land

The property comprises two separate and distinct parcels:

Lot 1 - The Fold (1.53 acres)

An enclosed parcel of grassland with frontage to Dawes Lane, situated in a convenient edge-of-village position.

The Fold is well enclosed by established hedgerows and mature trees, providing a high degree of privacy and a strong sense of enclosure. The land is level and laid out as a single paddock, with several mature trees adding character and interest.

The parcel has historically been used for equestrian purposes and benefits from a gated access from Dawes Lane leading to an area of hardstanding suitable for parking and turning. The land includes a timber field shelter and a small timber shed.

The property is crossed by local overhead power lines, with a pole located within the boundary.

Historical Background

The land known as "The Fold" is understood to occupy the site of a small group of historic dwellings formerly located in this part of the village. Local historical sources indicate that a terrace of cottages once stood here as part of the early settlement, with the land reverting to open use during the 19th century.

Access

Lot 1 - The Fold is accessed directly from Dawes Lane.

Method of Sale

The property is offered for sale by informal tender, either as two separate lots or as a whole.

Further details regarding the tender process will be made available in due course.

Guide Price

£175,000 per lot

£350,000 as a whole

Tenure

Freehold with vacant possession upon completion.



TWO SEPARATE PARCELS OF LAND AT SARRATT LOT 2 - THE PADDOCK (1.22 ACRES)

Lot 2 - The Paddock (1.22 acres)

An enclosed parcel of grassland accessed from Wards Drive. The Paddock is laid to grass and includes a collection of trees in one corner. The land has historically been used for equestrian purposes and includes a field shelter.

Access is via Wards Drive through an existing field gate leading to an area of hardstanding suitable for parking and turning. The Paddock is more closely related to the existing pattern of development within Sarratt and occupies a position that is visually integrated with surrounding residential properties, despite lying outside the recognised settlement boundary.



Access

Lot 2 - The Paddock is accessed from Wards Drive.

Both parcels are sold subject to and with the benefit of all rights of way, easements and covenants whether or not specifically mentioned in these particulars.

Method of Sale

The property is offered for sale by informal tender, either as two separate lots or as a whole. Further details regarding the tender process will be made available in due course.

Guide Price

£175,000 per lot
£350,000 as a whole

Tenure

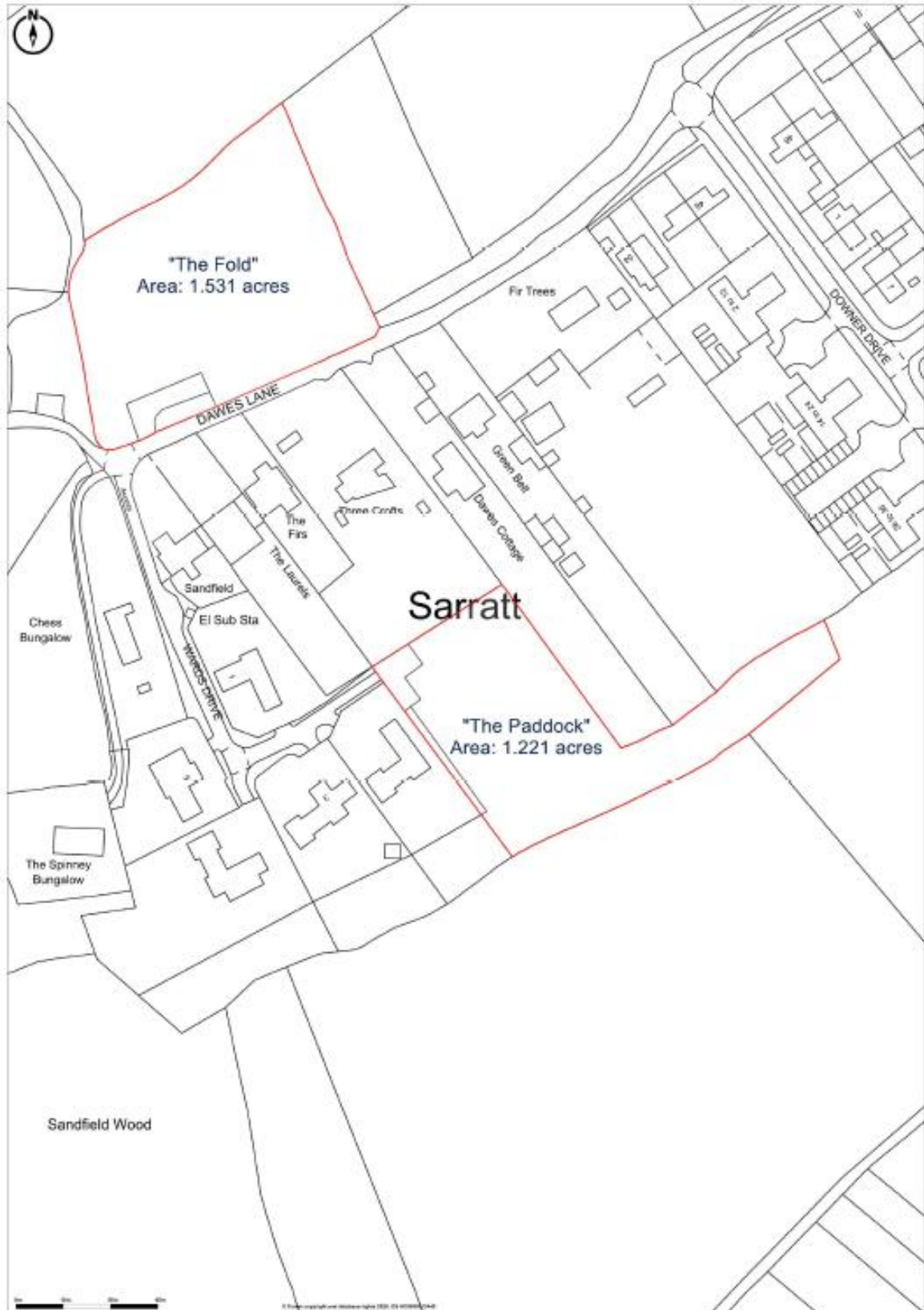
Freehold with vacant possession upon completion.

Local Authority

Three Rivers District Council.



SALE PLAN



TWO SEPARATE PARCELS OF LAND AT SARRATT AVAILABLE SEPARATELY OR AS A WHOLE

Services

Both parcels benefit from mains water supplies, each on a metered connection. The Paddock is supplied by Affinity Water and The Fold by Castle Water.

Electricity is understood to be available in the vicinity, with overhead lines crossing The Fold. Prospective purchasers should satisfy themselves as to the availability and suitability of any services.

Planning and Development

The parcels lie within the administrative area of Three Rivers District Council and are understood to be situated within the Metropolitan Green Belt.

There are no planning permissions currently in place.

Purchasers will be aware that there has been residential development activity in and around Sarratt in recent years, and both parcels may offer longer-term potential for alternative uses, subject to obtaining the necessary consents.

Prospective purchasers should make their own enquiries of the Local Planning Authority.

Overage

The vendor reserves the right to impose an overage provision depending on the nature of the offer received.

Plans, Areas and Schedules

Plans attached to the particulars are for identification purposes only and are based upon the Ordnance Survey National Grid. All areas and measurements are approximate.

Boundaries

The purchaser(s) will be deemed to have satisfied themselves as to the ownership of all boundaries.

Wayleaves, Easements, Covenants and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not specifically mentioned in these particulars.

Public Rights of Way

There are no public rights of way crossing either parcel.

Sporting, Timber and Mineral Rights

These are included insofar as they are owned.

Value Added Tax

Any guide prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it becomes chargeable for VAT, such tax will be payable by the purchaser.

Viewings

Strictly by prior appointment with PSK Rural.

Interested parties are requested to view during reasonable daylight hours only, to carry a copy of these particulars, and to show due consideration to neighbouring residents at all times.

Contact

John Hunt on 01628 777666 for further details.

The Fold



The Paddock

