

FREEHOLD 222 BED HOTEL DEVELOPMENT SCHEME

Lambert
Smith
Hampton



- Freehold site with an approximate site area of 1.31 hectares (3.33 acres)
- Rare opportunity to acquire development site within M25, close to J17
- Planning consent for a 222 bed hotel with restaurant, function rooms and health club

FOR SALE

DENHAM WAY
MAPLE CROSS WD3 9XD

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Description

Type: Hotel development site.

Floor Area Proposed:

15,523 sq m (167,088 sq ft)

Accommodation:

Planning permission has been obtained for a 222 bedroom four star hotel with facilities including restaurant, bar, club lounge, health club, conference and banqueting centre.

Site Area: 1.31 hectares (3.33 acres).



Location

The property is strategically located in the village of **Maple Cross**, a short distance to the east of **Junction 17** of the **M25**. Rickmansworth town centre is 2 miles to the north east while Watford and Slough are 9 miles and 11 miles distant respectively. It is a 30 minute train ride to Marylebone Station via Rickmansworth Station with a train running every 30 minutes. Heathrow airport is 16 miles away. The site is located on the eastern side of Denham way and is flanked by the **Three Rivers Business Park**.

Planning Use

Use Class: C1.

Planning consent 07/1401/FUL (amended by consent 13/1483/FUL) Certificate of Lawful Proposed Use Ref No. 18/1424/CLPD granted by Three Rivers District Council, for further enquiries please visit <http://www.threerivers.gov.uk/>

Asking Price

Offers in excess of £8,000,000

VAT: All prices quoted are excluding VAT.

Viewings strictly by prior appointment with the sole agents



**Lambert
Smith
Hampton**

For further
information
please contact:

Nick Boyd
T: 020 7198 2049
M: 07979 541237
nboyd@lsh.co.uk

Hugh Anderson
T: 0161 242 7098
M: 07970 690344
handerson@lsh.co.uk

Daniel Whittaker
T: 0161 242 8010
M: 07979 541211
dwhittaker@lsh.co.uk

**6th Floor, 3 Hardman Street,
Spinningfields,
Manchester M3 3HF**
T: 0161 228 6411

Our national network: lsh.co.uk/offices

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