



Potential building plot of about 0.41 acres

**Vanmir, 6A Nancy Downs, Watford, Hertfordshire, WD19 4NF**

Freehold



Potential building plot • Plot size about 0.41 acres •  
Recently lapsed planning consent for large new house •  
Prestigious private road

#### Local information

Oxhey is a central location offering easy access to Watford, M1 motorway 2.5 miles (approx), Northwood 2.5 miles (approx.) and Bushey Station is approximately 0.9 of a mile (half hourly fast trains to Euston 20mins approx).

A wide selection of schools for all ages is available, both state and private, including Bromet Primary School which is close by. Other schools in the area include York House, St Hilda's, St Margaret's, Watford Boys and Watford Girls Grammar Schools and Merchant Taylors.

#### About this property

Vanmir is a late 1960's built house set on a plot of about 0.41 of an acre and is positioned towards the end of Nancy Downs, an extremely well regarded private road noted for the size and variety of the homes located there. The owner has previously been granted planning consent for the demolition of the existing property and replacement with a large new detached house laid out over four floors, including a basement swimming pool. This consent lapsed in October 2020 but can be viewed on the Three Rivers website- application reference 17/2177/FUL.

The property therefore offers scope for a similar application to be made to create a new home tailored to a buyers individual needs or for extension and improvement to the existing structure. This presently offers four bedrooms and two bathrooms to the first floor and two reception areas and a large double height dining hall and a kitchen on the ground floor.

#### Tenure

Freehold

#### Local Authority

Three Rivers

EPC rating = D

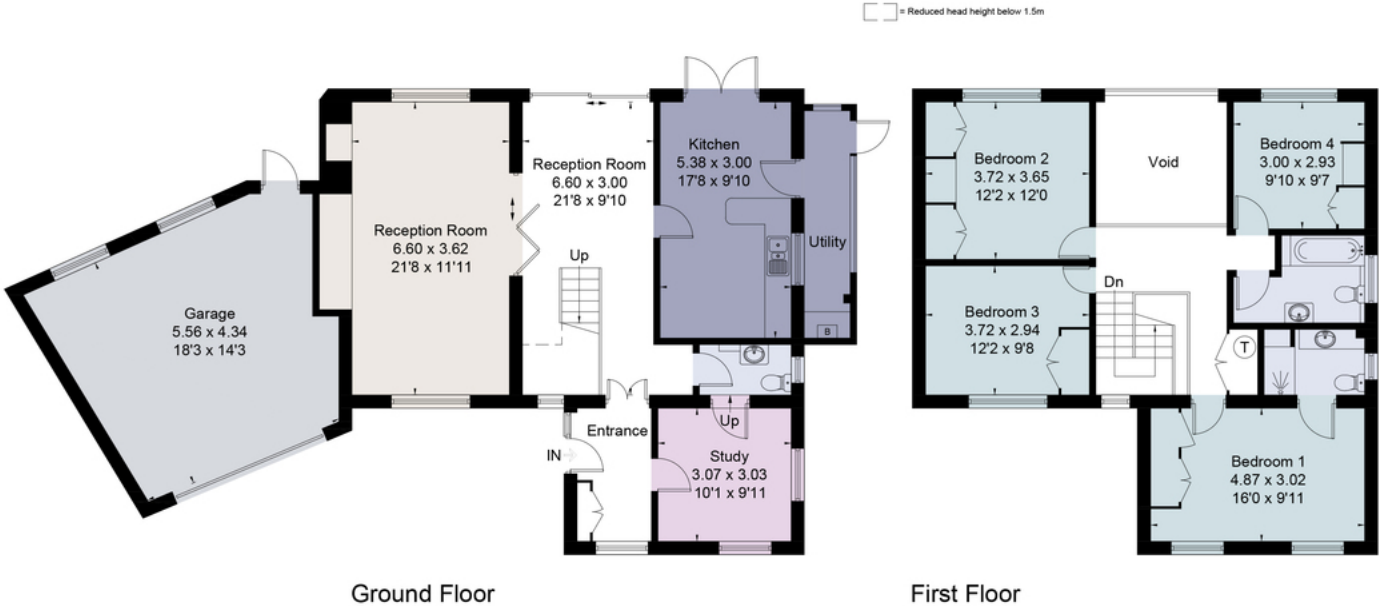
#### Viewing

Strictly by appointment with Savills

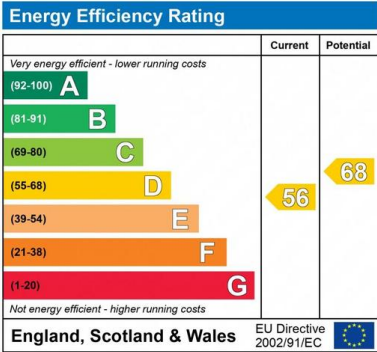




Approximate Area = 168.7 sq m / 1816 sq ft (Excluding Void)  
Garage = 32.5 sq m / 350 sq ft  
Total = 201.2 sq m / 2166 sq ft  
Including Limited Use Area (3.3 sq m / 35 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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