

# Manor Lodge, Rickmansworth Road, Northwood HA6

Freehold development.







# The opportunity.

## **Manor Lodge, Rickmansworth Road, Northwood HA6 2QT**

- Freehold development opportunity with vacant possession
- Approximately 3,540 sq ft GIA. Site extends to 0.442 acres
- Potential for alternative uses/development, subject to the necessary consents
- Sought after location, 0.5 miles away from Northwood Underground Station, which is on the Metropolitan Line
- Price available upon request

## Location

The property is located in Northwood, an affluent suburb in north west London, on the north east side of the A404 (Rickmansworth Road), which connects with Junction 18 of the M25 motorway approximately 5 miles to the north west. The main commercial centre of Northwood is located approximately 0.5 miles to the north east of the property, and provides a range of shopping facilities.

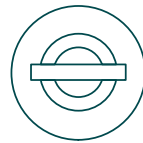
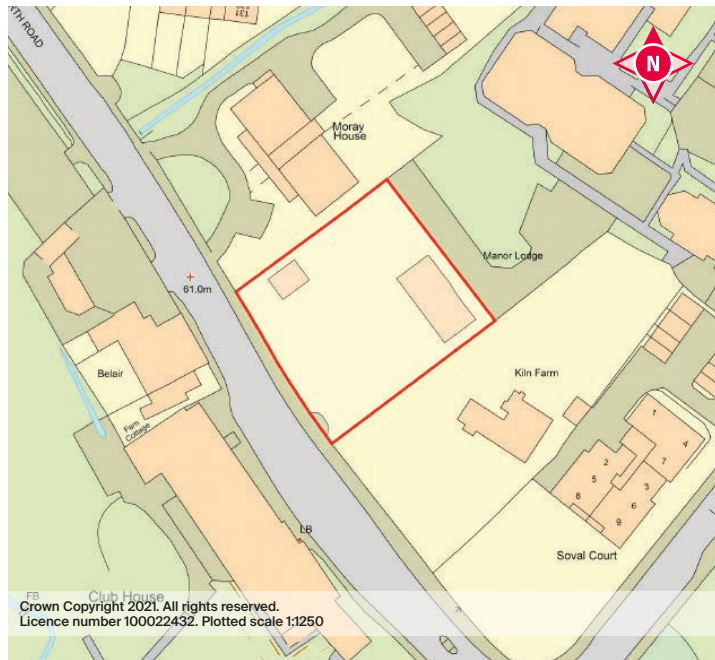
There are a number of state and private schools in the area, as well as leisure facilities including golf courses and health & fitness centres. The area is popular with commuters and benefits from easy access into Central London via Northwood Underground Station (Metropolitan Line).

The property is set back from the road and is immediately opposite Northwood Golf Club and

a motor car sales forecourt. It adjoins the site of Northwood College to the rear.

The surrounding locality generally comprises a mix of private and some social housing, in a mix of houses and flats, together with educational and recreational facilities and some commercial properties.

The main commercial centre of Northwood is located approximately half a mile to the north east of the subject property at Green Lane, via Maxwell Road. There is a large Waitrose food store located to the north end of Maxwell Road, confirming a wealthy residential demographic. Other occupiers tend to be of local tenant covenant strength with a number of boutique style outlets and similar retail services.



**5 minutes**  
Northwood Underground Station  
(Metropolitan Line)



## 5 miles

Junction 18 of the M25 motorway





# Description

The property comprises an attractive late Victorian house approached from Rickmansworth Road by a concrete and gravel driveway. The main house is three storeys, with the second floor situated within the eaves. It is constructed of solid brickwork under a double pitched clay tile roof with two chimneys located to the central valley. A single storey lean-to structure runs the length of the south east elevation of the building.

- **Ground floor:** entrance hall, large reception, dining room and large kitchen diner
- **First floor:** four bedrooms, bathroom and WC
- **Second floor:** two bedrooms
- **Large garden:** to the front and side with a detached garage

There is a stepped paved patio at the front of the house leading to the primary timber entrance door which leads immediately into a spacious entrance hall. There are additional access doors to the rear and side elevations of the building. The property is currently arranged as a six-bedroom home with three large reception rooms to the ground floor, a dining room and a kitchen.

The ground floor comprises of an entrance hall, large reception room, dining room and large kitchen diner.

The first floor is arranged as five sizeable bedrooms located off a large central landing with a bathroom and separate W/C.

The second floor, accessed via the main stairwell, is set within the building's eaves. There are two bedrooms at this level, either side of a small main landing to which there is a skylight. There is additional loft storage space at this level.

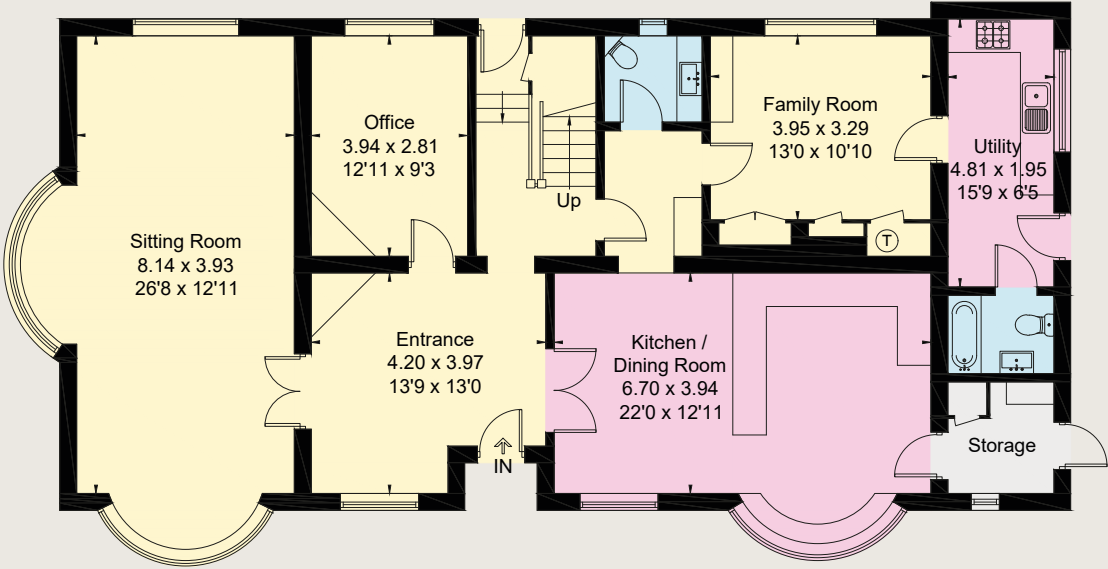
To the rear of the main building there is a self-contained single storey out building, originally constructed as an events room but now used as storage accommodation. It is of brick and block elevations under a pitched roof which appears to be a mix of corrugated roof panels which we believe may contain asbestos. The building is in a poor condition and not inspected internally due to the dilapidated nature of the structure and potential of asbestos containing materials.



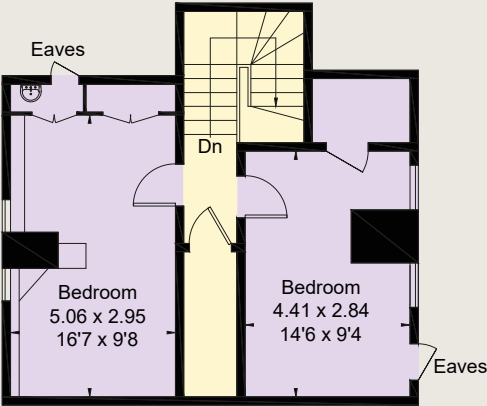
# Floor plans and floor areas

Building	Area GIA sq m	Area GIA sq ft
Main area	323.1	3,478
Limited use area	5.8	62
<b>Total</b>	<b>328.9</b>	<b>3,540</b>

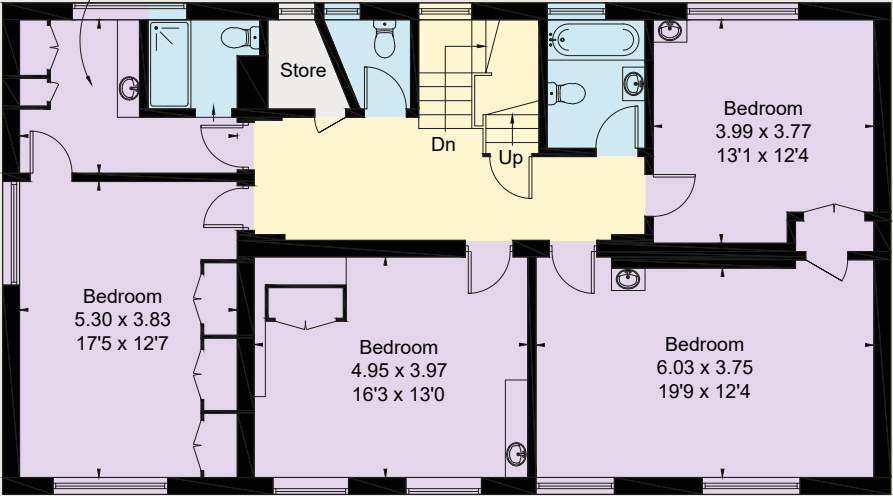
Ground floor



Second floor



Dressing Room  
3.90 x 2.71  
12'10 x 8'11



First floor



## Planning

A report is available that sets out the planning parameters of the property.

## Title and tenure

The property forms part of freehold title number MX221015.

Please note that the boundary for the property has changed and will be corrected in the title information upon sale.

## Services

Mains water, electricity and drainage.

## Statutory authority

Hillingdon Council.

## Viewings

Strictly through prior appointment and subject to local restrictions in place at the time. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## Method of sale

The property is for sale by private treaty via informal tender.

## Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms.

For more information, please contact:

Lisa Attenborough

**[lisa.attenborough@knightfrank.com](mailto:lisa.attenborough@knightfrank.com)**

+44 20 3909 6846

## Further information

Further information including legal documents, planning report, EPC and floorplans are available on our dedicated website. Please email **[chelsea.coburn@knightfrank.com](mailto:chelsea.coburn@knightfrank.com)** for access.



# Contact us.



**Katherine Harris**

Associate

+44 20 7861 5248

+44 7467 916 027

[katherine.harris@knightfrank.com](mailto:katherine.harris@knightfrank.com)

**Sam Van de Velde**

Surveyor

+44 20 7861 1459

+44 7976 730 148

[sam.vandevelde@knightfrank.com](mailto:sam.vandevelde@knightfrank.com)

**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2021. Photographs and videos dated February 2020.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.