



BEECHWOOD

FAMILY CENTRE
453 St ALBANS ROAD, WATFORD WD24 7RZ



- Freehold development opportunity in established residential and commercial location
- Allocated for mixed-use development within the adopted Watford Local Plan Established residential locations
- Planning review, title information and supporting documentation available within the data room
- Unconditional and conditional offers will be considered

Carter Jonas



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Location

The site extends to approximately 0.70 acres and occupies a prominent corner position on St Albans Road in North Watford.

The property is situated within an established residential area, bounded by the A412 (St Albans Road) to the east, Garston NHS Clinic to the north and residential properties along Leggatts Wood Avenue and Pomeroy Crescent to the south and west.

Description

The existing building comprises the former Beechwood Family Centre, a single storey, flat roofed building totalling 5,540 sq.ft. There is car parking located at the front of the site, providing approximately 15 formally marked parking bays.

Accommodation

Site Area: 0.70 acres / 0.28 hectares

Site area subject to survey.





Tenure

Freehold.

Services

We understand that mains services are connected to the property, although prospective purchasers should rely upon their own investigations and satisfy themselves in this regard.

Current Use

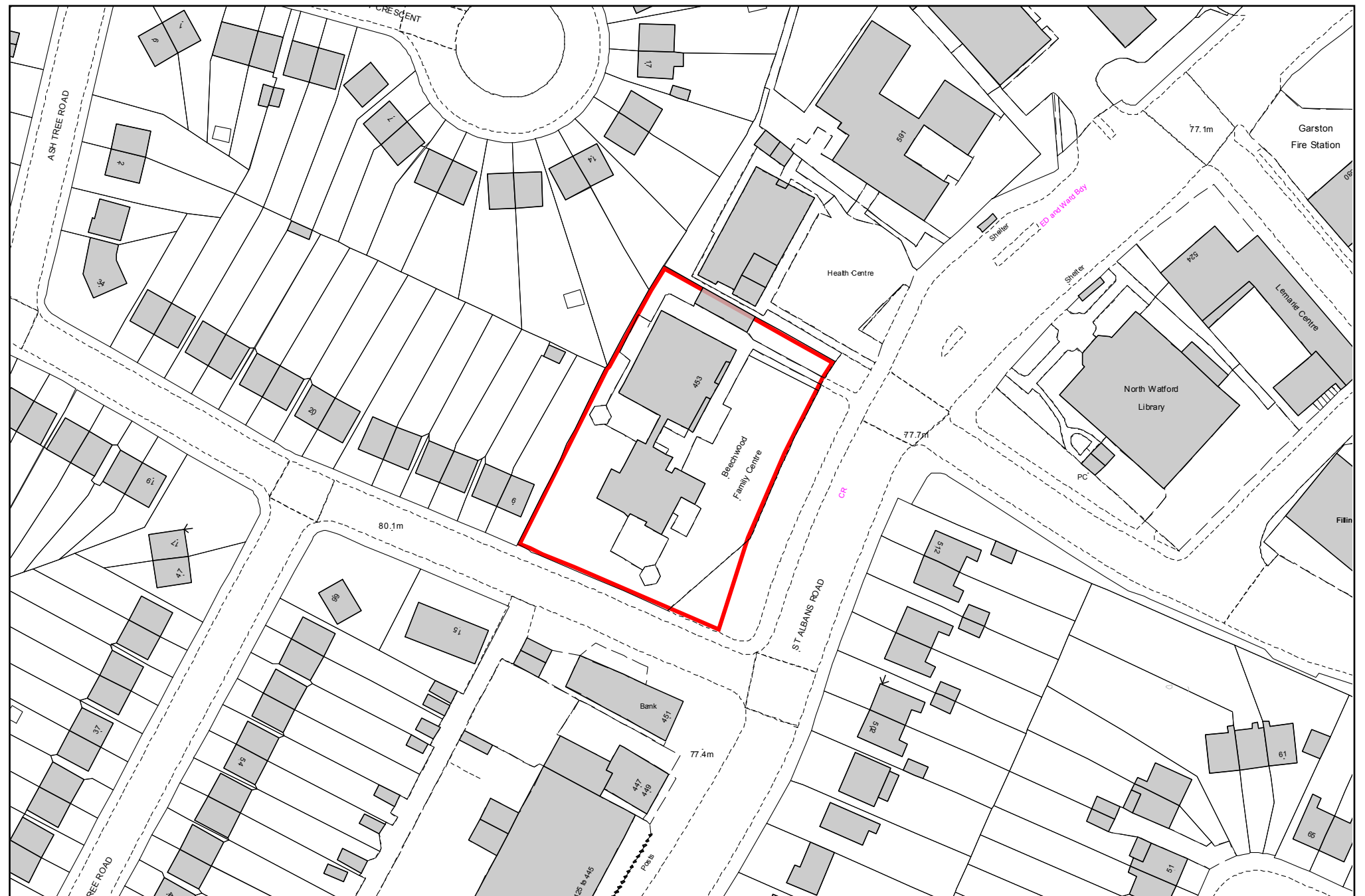
The property is currently occupied on a temporary basis as a place of worship.

Planning Use

The site is allocated within the adopted Watford Local Plan for mixed-use development, including residential and community uses, with an indicative capacity of approximately 18 dwellings. A planning review has been prepared and is available within the data room.

VAT

We understand that VAT is payable.





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EPC

The EPC rating is E.

Data Room

A Data Room containing planning documents, title information, surveys and bid proforma is available upon request. Access can be obtained by request to the sole selling agents.

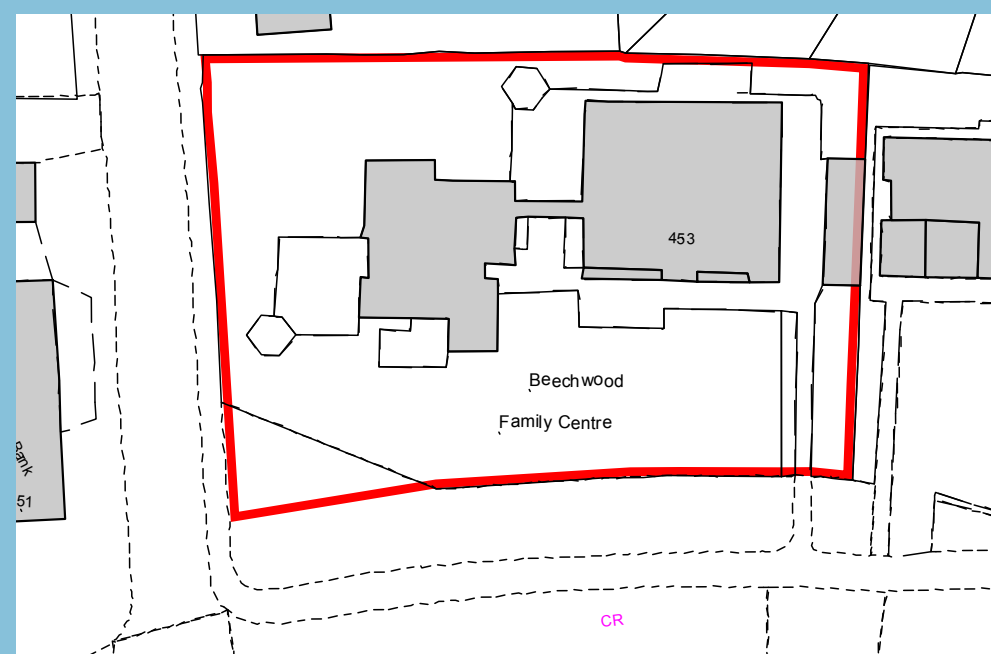
Anti Money Laundering

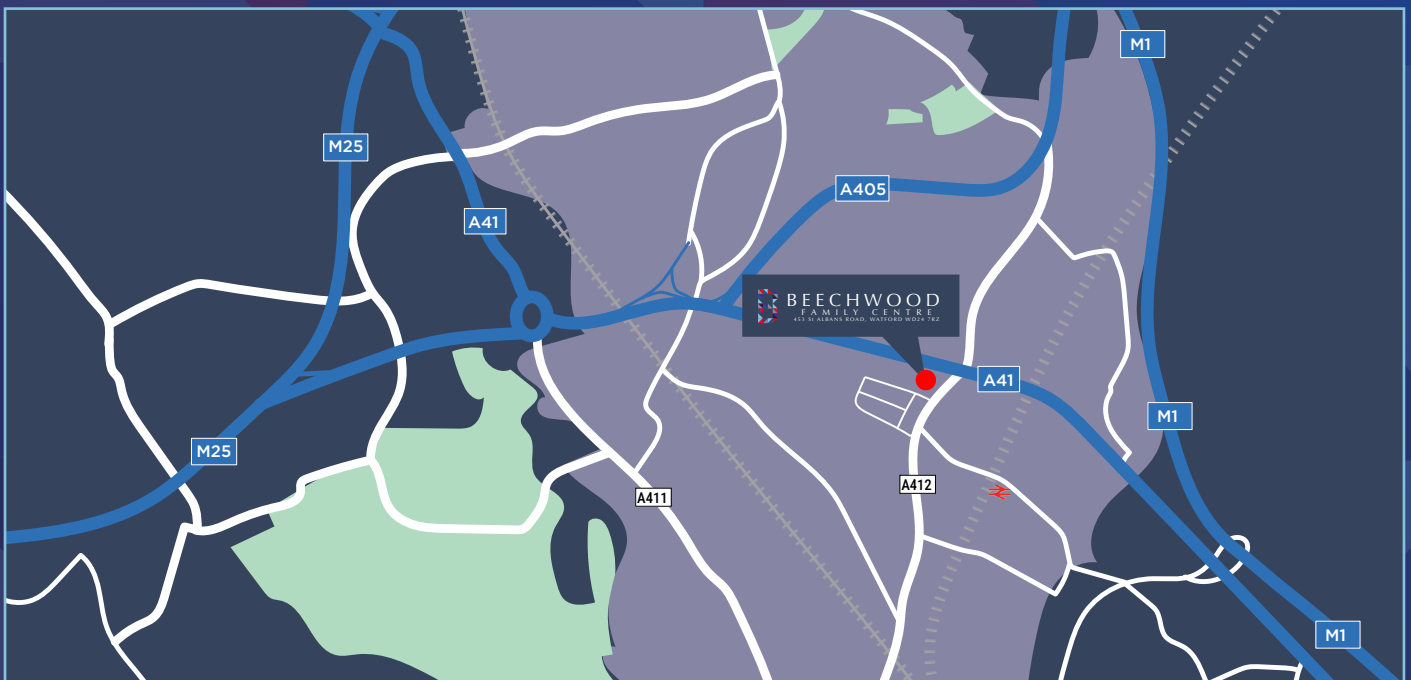
Anti-Money Laundering Regulations require Carter Jonas to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

Method of Tender

The property is offered for sale freehold by informal tender. Offers are invited by 12 noon on Thursday 22nd October 2026 and should be submitted in accordance with the Bid Pro Forma available within the Data Room. Purchasers should clearly set out any conditions attached to their offer, together with details of funding, proposed timescales and relevant experience.

The Vendor reserves the right not to accept the highest, or indeed any, offer received.





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Viewings

Viewings will be arranged on specified dates strictly by prior appointment through the sole selling agents.

Contact

Scott Harkness MRICS

Partner

T: 020 7518 3236

M: 07860 360 821

E: Scott.Harkness@carterjonas.co.uk

Oliver Sigurdsson MRICS

Surveyor

T: 020 7062 3084

M: 07890 300 103

E: Oliver.Sigurdsson@carterjonas.co.uk

Carter Jonas

Disclaimer

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