

For Sale

Heath House, Elstree Road,
Bushey Heath, WD23 1GH



Development Opportunity

- Freehold For Sale (subject to contract)
- Site of Approximately 0.805 hectares (1.989 acres) sts
- Former Local Authority Care Home constructed over basement, ground and first floors and measuring approximately 3298sq m / 35,500sq ft (GEA).
- Site situated in a prime exclusive residential area of Bushey Heath.
- Opportunity for extension, change of use or redevelopment subject to obtaining all necessary consents.
- Further information available on request. Date for written offers by **Friday 1st August 2025.**



Viewing & Further Information

Alan Joiner
07841 684875
alan@wcsurveyors.co.uk

For Sale

Heath House, Elstree Road,
Bushey Heath, WD23 1GH

Location

Heath House is situated in a prime exclusive residential area of Bushey Heath, Hertfordshire, positioned within easy reach of both Bushey Village and Bushey Heath. The property benefits from excellent connectivity, with nearby access to the A41 and M1 motorway, providing direct routes into Central London and the wider motorway network. Bushey Station offers regular rail services to London Euston in under 20 minutes. Additionally the site is a 7-minute bus ride to Stanmore Northern Line Tube Station into central London, the City and Docklands.

The surrounding area is characterised by mature residential streets, green open spaces including King George Recreation Ground and Aldenham Country Park, and a wide range of amenities, schools (both outstanding state and independent offerings), and local shops, making it a desirable and well-connected location. In addition to Bushey Heath, other nearby affluent areas include Radlett, Stanmore, Elstree, Moor Park, Northwood and Hatch End which bring together elite level schooling, leisure facilities, shopping, social and employment opportunities.



Description

Heath House comprises the former Bushey Heath residential care home. The site extends to approximately 0.805 hectares (1.989 acres) as shown edged red on the aerial photograph. The property comprises a 3 storey (in parts) care home built in the late 1990's which accommodated circa 60 clients. The building measures approximately 35,500sq ft (GEA) / 30,968sq ft (NIA). There are approximately 30 car parking spaces, mini bus parking and loading bays. The site is heavily screened with dense hedgerow, vegetation and mature trees.

Town Planning

The site falls within the administrative boundary of Hertsmere Borough Council. Hertsmere are therefore the Local Planning Authority (LPA) in respect of the site.

Any proposals for extension, change of use, redevelopment etc would need to consider the 2012 – 2027 Hertsmere Local Plan, the new Local Plan for 2025–2041 (adoption anticipated for the end of 2026) and the National Planning Policy Framework (as amended).

Further Information

A more detailed covering letter with sale Terms and Conditions, Town Planning information, asbestos survey, floor plans etc are available on request.

Offers

Offers are invited by way of informal tender by **Friday 1st August 2025** (further detail on what an offer should cover is provided in the covering letter). Each offer must be for a specified and complete sum of money in pounds sterling. No offer can be considered in which the amount of purchase money is 'indefinite' or calculated by reference to other offers or qualified in any way.

The seller is not bound to accept the highest or any offer and reserves the right to enter into negotiations with any party. Both conditional and unconditional offers will be considered.

Viewings

Viewings are via the sole selling agent, Walter Cooper Surveyors.

Open viewings will take place on **Thursday 3rd July 2025, Tuesday 15th July 2025** and **Thursday 24th July 2025** (all viewings between 11.00am – 2.00pm).

Please contact Alan Joiner at Walter Cooper Surveyors
alan@wcsurveyors.co.uk
07841 684875

Disclaimer: Walter Cooper Surveyors for themselves and for the seller or landlord of this property for whom they act, give notice that 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract 2) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact and any prospective buyer or tenant must satisfy themselves as to the accuracy of all information or suitability of the property 3) Rents quoted in these particulars maybe subject to VAT addition 4) Walter Cooper Surveyors or its employees or agents, will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property 4) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings, infrastructure or services or information concerning views, character or appearance and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Walter Cooper Surveyors shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters 5) No employee of Walter Cooper Surveyors has any authority to make or give any representation of warranty or enter into any contract in relation to the property. Dated: June 2025.