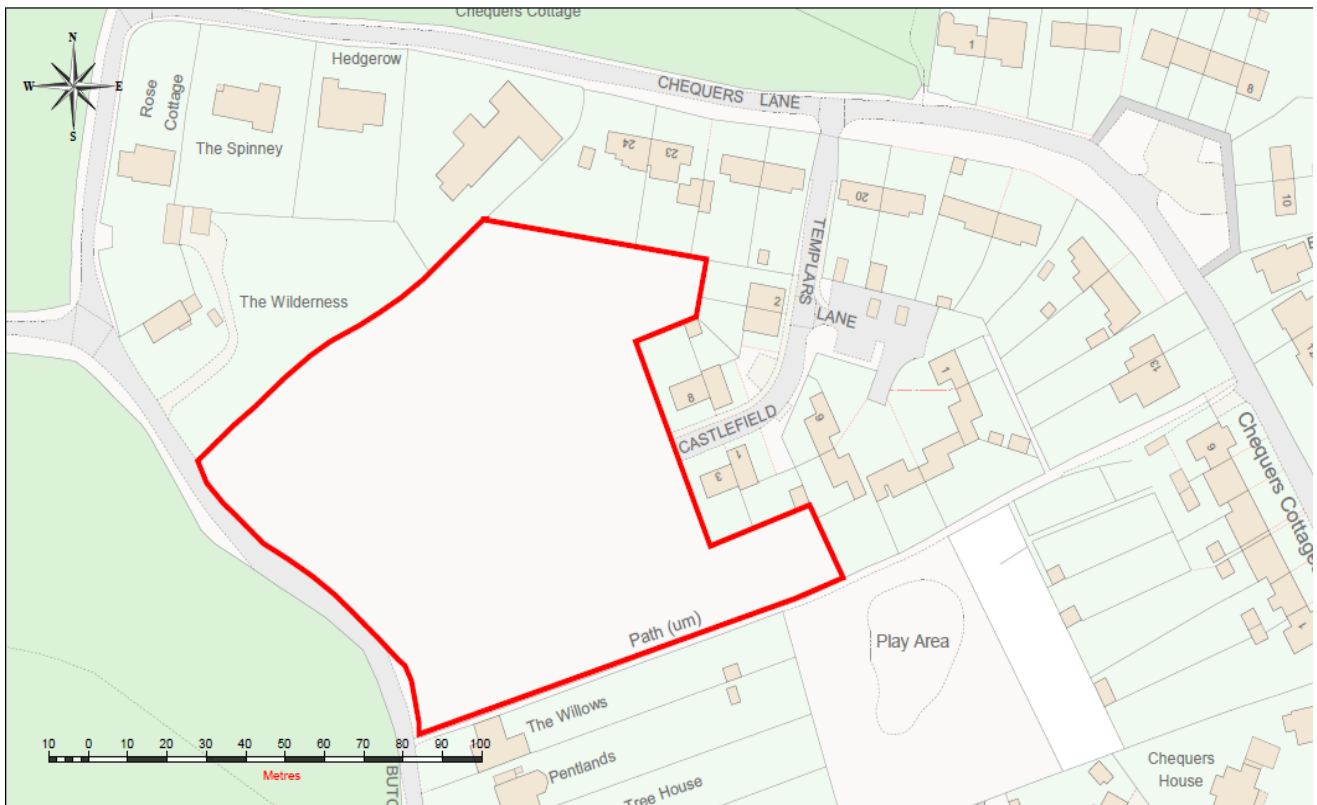


FOR SALE

ON BEHALF OF NORTH HERTFORDSHIRE DISTRICT COUNCIL

1.068 HECTARE, PRIME HOUSING SITE, SUBJECT TO PLANNING

LAND OFF CASTLEFIELD, PRESTON, HERTFORDSHIRE, SG4 7AZ



**ALLOCATED IN ADVANCED, EMERGING LOCAL PLAN &
IDENTIFIED WITHIN THE ADOPTED NEIGHBOURHOOD PLAN**

SUBJECT TO PLANNING OFFERS INVITED

INFORMAL TENDER, OFFERS BY 12 NOON, 15 OCTOBER 2020

154 HIGH STREET BERKHAMSTED HP4 3AT - TEL: 01442 875509 FAX: 01442 876124

LAND OFF CASTLEFIELD, PRESTON, HERTFORDSHIRE, SG4 7AZ

LOCATION & DESCRIPTION

Preston is a popular small village about 3 miles South of Hitchin in Hertfordshire. It is to the East of Luton and west of Stevenage, see location below.



The land comprises generally open grassland with hedged boundaries. There is a gate at the end of Castlefield which is a very modern development of six affordable homes. Castlefield leads from Templars Lane, off Chequers Lane. There is a public footpath from Chequers Lane, extending alongside the southern site boundary next to mature open space and a children's play area, linking to Butchers Lane which forms the western site boundary. To the north are the grounds of a large dwelling.



These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer of contract and must not be relied on as statements or representations of fact. Any areas, measurements or distances referred to are given as a guide and are not precise. No assumption should be made that contents shown in photographs are included in the sale. Any appliances or heating systems referred to have not been tested.

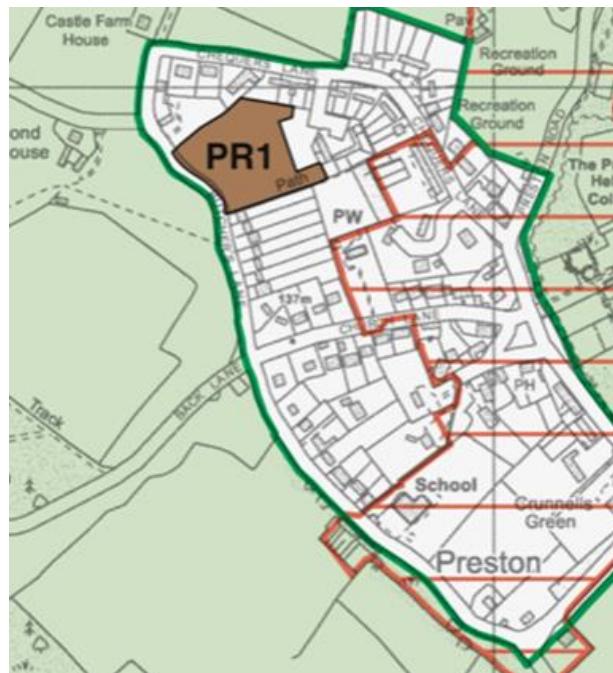


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TOWN PLANNING

The land is both owned and within the planning jurisdiction of North Herts District Council. NHDC are at an advanced stage of adoption of their new local plan 2011-2031. Main modifications were at hearing stage but these have been interrupted due to Covid19. The subject site has been proposed to be allocated all through the various plan stages and the Inspector raised no objection.

The site is to be allocated as the only site in Preston, site PR1, as per the plan below.



Policy PR1, land off Templars Lane allocates the site for a dwelling estimate of 21 homes. The draft policy criteria refer to the following points;

- Consider & mitigate against potential adverse impacts upon nearby Wain Wood SSSI
- Sensitive design that considers any impacts upon the setting of Preston Conservation area and adjacent listed buildings
- Retention of hedgerow boundary with Butchers lane
- Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery

In March 2020 Preston Parish Council adopted their Neighbourhood plan. This document can be seen at

<https://preston-np.org.uk/wp-content/uploads/2020/01/Preston-Parish-Neighbourhood-Plan-v2r.pdf>

The NP states that "the settlement boundary includes the parcel of land proposed as a housing allocation in the emerging local plan" It makes reference to the policy criteria in the emerging NHDC plan.

In 2014, planning permission was granted for the six "affordable homes" at Castlefield adjoining the site entrance, under Ref 13/01553/1.

CIL is not currently in place in NHDC and a Section 106 is anticipated.

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TECHNICAL INFORMATION

An information pack is available upon request and includes a topographical survey and a flood risk and drainage report. That report concludes that the surface water drainage strategy is to flow to an attenuation basin and then into a deep bore soakaway. These two constraints reduce the developable area and therefore the likely capacity of the site, see the plan included at the end of these particulars.

In respect of vehicular access a pre-app report was produced by highway consultants and whilst the initial Highway Authority response raised some issues to address, a subsequent briefing note has been produced by my client's consultants and it is considered that there is a strong case for access from Castlefield. NHDC also have reserved legal rights over Castlefield & Templars Close, full details of which are noted on the title which is available in the detailed information pack.

A geotechnical report has not been commissioned at this stage.

LEGAL ASPECTS

The freehold title to the property is HD498282. Out of this title NHDC have subsequently sold the land for Castlefield, held under Title HD533173. As stated above various rights have been retained over this land.

A draft conditional contract is included within the full information pack. Prior to submitting any offer, interested parties should have regard to the content of the draft contract and make clear any feedback on any specific points that are considered significant at this stage.

VIEWING OF THE SITE

External viewing of the site may be undertaken from the road frontages of Castlefield & Butchers Lane and there is a good view available from the public footpath to the side of the playground. For internal viewing contact us for further detail.

FURTHER INFORMATION & METHOD OF SALE

All enquiries & offers for this property should be directed to sole agents, Aitchison Raffety, for the attention of Kevin Rolfe MRICS, kevin.rolfe@argroup.co.uk Tel: 01442 875509

Offers are anticipated on a Subject to planning basis but alternative unconditional offers would be considered.

For subject to planning offers it is essential that detailed supporting information is included with the offer. This **must** include a preliminary site layout and the offer must set out the density of development upon which it is based, in terms of GIA for both the private and affordable homes split. The offer must include key terms for the draft conditional contract having regard to the draft contract provided; such as duration; planning overage and underage. Offers should be made gross of any s106 costs as these will not be known at this stage. The buyer should be prepared to provide a legal undertaking to the vendors reasonable legal costs (abortive or otherwise) and in the event that planning is granted but the buyer does not purchase the vendor will require assignment/ability to use all plans and rely on all reports.

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The property is marketed for sale by informal tender, with best offers to be submitted by 12 noon on 15 October 2020. VAT will **not** be charged on the land sale. We anticipate a prompt interview process for a selected shortlist post bid date.

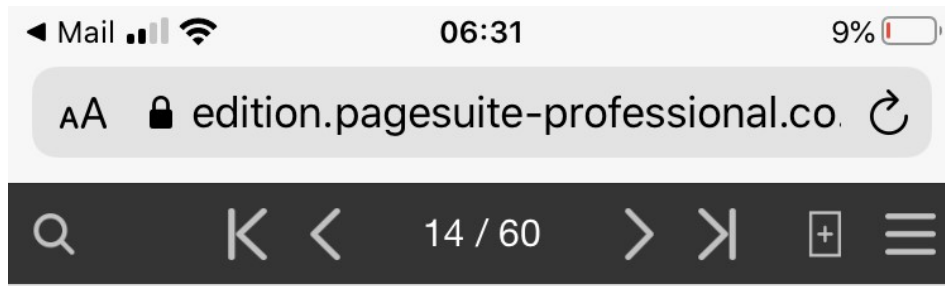
Interested parties are encouraged to obtain as high a level of internal approval as possible to support their offer and should state clearly the level of internal approval obtained and what future approval process would occur if successful. Any specific conditions and the need for any pre-contract surveys must be made clear and any key financial assumptions that have been made.

Plan Extract Below- The Drainage Plan



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RESIDENTIAL DEVELOPMENT OPPORTUNITY
 Cumberland Place, Cumberland Street, Luton, Beds, LU1 3BW
 Freehold For Sale, Subject to Contract



- Excellent location within Luton Town Centre, a short distance from the main High Street.
- Approximately 0.6 miles to Luton Town station or 1.0 mile to Luton Parkway station for direct services to London St Pancras.
- Revised planning application for 154 private residential units (20/00281/FUL).
- The site is well positioned a short distance from the University of Bedfordshire
- Fully cleared and vacant site


Guide Price £4,650,000

James Burke
James.burke@colliers.com
 020 7344 6964

Matthew Earnshaw
matthew.earnshaw@colliers.com
 020 7344 6561



FREEHOLD 4,645 SQ FT (GIA) / 3,530 SQ FT (NIA/NSA)
 WESTMINSTER, SW1 MINUTES FROM H OF P



- Ideal Live/Work opportunity
- Suitable for owner occupiers, developers & investors
- Currently producing an income of c. £150,000 per annum gross
- Refurbishment potential (short term tenancies)
- Guide price £3 million

Philip Martin
pmartin@tuckerman.co.uk
 William Dickson
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Edward Osborne
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 Oliver Jennings
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For Sale NH DC AITCHISON RAFFETY

On behalf of
 North Hertfordshire District Council



Residential development opportunity

- Residential development opportunity Subject to Planning Permission
- Allocated within the advanced emerging local plan and the adopted neighbourhood plan
- Gross site area 1.068 hectares
- Freehold interest for sale via informal tender
- Unconditional and conditional offers invited

Land off Castlefield, Preston, Hertfordshire, SG4 7AZ

For further information please contact:
kevin.rolfe@argroup.co.uk

