



STEVENAGE
northern gateway

FOR SALE

Healthcare development opportunity

Land to the East of Junction 8, A1(M)
Stevenage, Hertfordshire, SG1 4YS



Land to East of A602
South of Graveley Road
Stevenage
Hertfordshire
SG1 4YS

 what3words radio.exit.friday

STEVENAGE NORTHERN GATEWAY EAST A1(M) J8 / SG1 4YS

FOR SALE Healthcare development opportunity

- ▶ Approximately 2.94 hectares (7.26 acres) allocated for healthcare use
- ▶ Prime Healthcare Development Opportunity benefitting from full planning permission
- ▶ Planning permission secured for the 'Erection of a 54 bed building for C2A planning use with access, car parking, Landscaping and associated works' (Planning Reference: 22/00098/FPM)
- ▶ Strategic A1(M) (J8) Location
- ▶ Located in close proximity to Lister Hospital and adjacent to Pinelodge Care Home and Cygnet Healthcare facility
- ▶ The site could provide a suitable location for allied healthcare uses (subject to planning permission)



STEVENAGE

Stevenage is the major residential and commercial centre in North Hertfordshire and is currently undergoing significant levels of re-development at a level not seen since its inception in the 1950's. There is a 20 year, £1bn programme of regeneration and development planned for Stevenage including town centre regeneration. Many projects are being undertaken as joint ventures between Stevenage borough council and private developers such as Mace and Reef.



The commercial landscape is also going through many changes. There are many high tech manufacturing and science led occupiers in the town. This has recently been reinforced by the life science boom which Stevenage is now benefiting from. Due to its proximity between London and Cambridge many firms are now relocating to take advantage of the growing tech and science community. Most significant of which is the planned 900 million life science campus at the GSK site on Gunnels Wood Road which is planned to provide 1.6 million sq.ft of lab and office space.

Lister Hospital is located to the south and is a 566 general and acute bed hospital offering general and specialist hospital services for the public across much of Hertfordshire and South Bedfordshire.

STRATEGICALLY LOCATED

The site is located close to Junction 8 A1(M) on the outskirts of Stevenage. The site is situated to the east of the A602 and south of Graveley Road and is accessed via Graveley Road.

The A1(M) provides dual carriageway connection to the M25 (Junction 23) and London, together with the A10 and approximately 14 miles east of M1.

The site is 35 miles north of Central London.



By Road

A1(M) immediate access
M25 (J23) 20 miles – 25-minute drive
M1 (J10) 14 miles – 20-minute drive



By Rail

Stevenage Railway Station 3.3 miles- 7-minute drive
Central London – regular services towards London St Pancras International and London Kings Cross. Approximately 20-minute journey time.



By Air

London Luton Airport 12 miles - 20-minute drive
Stansted Airport 31 miles - 50-minute drive
London Heathrow 42 miles- 50-minute drive.



THE SITE OPPORTUNITY

Stevenage Northern Gateway East is a rare opportunity to acquire an interest in 2.943 hectares (7.26 acres) of allocated healthcare land to the east of the A1(M).

The site's location enables convenient access to London, Stevenage, Cambridge, and the surrounding counties as well as the national motorway network.

The strategic location both in terms of the town of Stevenage itself and also the sites proximity to other health care uses including Lister Hospital, Cygnet Hospital and adjacent Care Homes makes Stevenage Northern Gateway (East) a prime development opportunity which will prove attractive to developers and occupiers. The site is bound by existing development including privately funded health care uses such as Pinelodge Care Home as well as NHS funded facilities.

With the growth of the life science cluster in Stevenage, the site could provide a suitable location for allied health care uses wanting to locate to the town and looking to benefit from the proximity and growth of this associated industry in the town.



PLANNING HISTORY

The site achieved planning consent from Stevenage Borough Council for the "Erection of a 54-bed building for C2A planning use with access, car parking, landscaping and associated works," (planning reference: 22/00098/FPM). The application was approved subject to conditions and a unilateral undertaking on 4th September 2023.

The site has detailed consent for the construction of a three-storey building with a gross internal floor area extending to approximately 5,343 sqm.

The planning consent includes 135 car parking spaces, including 9 disabled bays, 10 motorcycles spaces, 20 cycle spaces.

The consented site is accessed from Graveley Road, via an existing internal access road already used for the Pinelodge Care Home, Victoria Court and Elizabeth Court and the Cygnet Hospital.

Additional pedestrian and cycle access is provided from Hitchin Road.

The principle of development of this scale and design has been secured which should aid any future planning discussions. The application required considerable technical work to be undertaken and details of this are contained in the additional information pack.

For further details and approved plans please refer to the additional information pack.

A copy of the planning application and accompanying documents may also be downloaded from the Local Planning Authority website.

PLANNING ALLOCATION

The site is allocated as a health campus in Stevenage Borough's adopted Local Plan 2011-2031 (adopted May 2019) under Policy HC3.



TERMS

The site is available for sale as a whole.

All offers are invited.

The Vendor is not obliged to accept the highest or any bid received. The bid deadline will be confirmed by the agents during the marketing process.

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.



ADDITIONAL INFORMATION PACK

A Dataroom has been prepared to provide interested parties with technical information on the site. For the login details please contact the agents.

For further information and viewing arrangements please contact Sworders.



Nellie Taylor
nell.taylor@sworders.com
07716 082025

Amy Reed
amy.reed@sworders.com
07716 078028

James Watchorn
james.watchorn@sworders.com
07716 078778
sworders.com

Promoted by



01223 873750
office@endurance-estates.co.uk

IMPORTANT NOTICE These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All measurements are approximate. Please note that interested parties will be asked to provide identification documentation at a later stage of the process to adhere with anti-money laundering regulations and cooperation in supplying this information would be appreciated. Particulars prepared December 2023. Particulars prepared Dec 2023. Photos taken July 2016 and October 2023.



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