



LLOYDS & CO BUILDING, PIXMORE CENTRE
Birdshill, Letchworth Garden City

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Pixmore Avenue, Birdshill, Letchworth

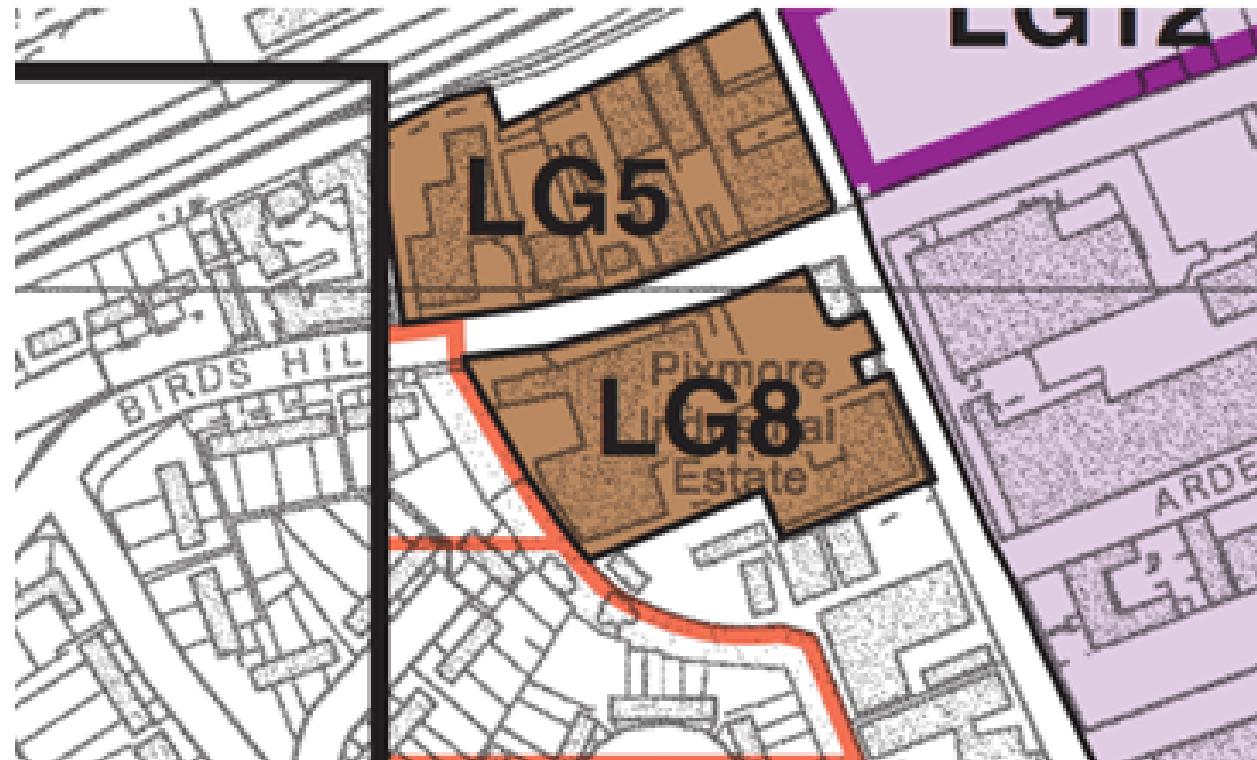
- Offers in Excess of £2.25 Million
- Postcode: SG6 1JE
- Approximately 0.97 HA
- Allocated site (LG8)
- Suitable for Commercial or Industrial Use

DESCRIPTION

Acting on behalf of the leaseholder, Taylor Land is delighted to present the opportunity to purchase the long leasehold interest of this prime site in Letchworth Garden City that also has development potential due to its residential allocation within the North Hertfordshire Local Plan.

The site could be utilised for a number of uses in its current form, such as; commercial storage/light industrial/warehousing/offices. Part of the Pixmore Centre, the site currently comprises a number of industrial & office buildings along with a substantial area of hard standing car park.

A number of feasibility studies have been produced for the residential redevelopment of the site, including an apartment led scheme produced by Woods Hardwick and a housing led scheme prepared by AT Architecture. Copies can be made available on request as well as the Topographical Survey.



Extract from the North Hertfordshire District Local Plan

LOCATION & CONNECTIONS

Letchworth Garden City is notable for being the first Garden City, is a town in North of Hertfordshire, half an hour by road from Cambridge. The Site is very well accessible being within easy walking distance to both the town centre (9 mins) and Letchworth train station (10 mins).

Naturally there's plenty of green open space including Broadway Gardens, Howard Park and a selection of golf courses. The Garden City Greenway also offers a 13-mile cycle route encircling the town. Letchworth's train station offers fast links to London Kings Cross- the fastest service taking just 36 minutes.



TECHNICAL INFORMATION

PLANNING: The North Hertfordshire District Council Local Plan (adopted November 2022) locates the site within the settlement of Letchworth and as a Housing Allocation under Policy LG8 for approximately 80 homes.

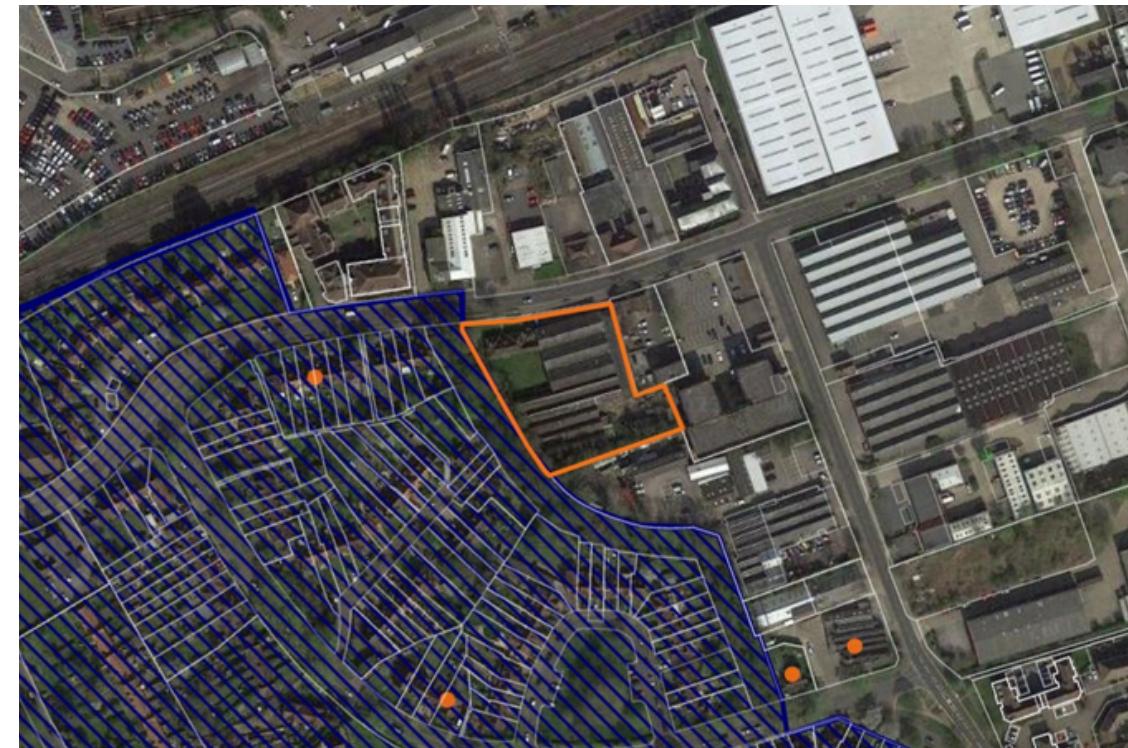
GARDEN CITY PRINCIPLES: As the first Garden City the importance of maintaining the original Letchworth Garden City principles is paramount. Provisions for this can be found in the Local Plan's Letchworth Garden City Design Principles (Appendix 5 of the LP 2031) which is a reinterpretation of the principles in the light of modern requirements.

Letchworth Heritage Foundation: As the freeholder and the steward of the Letchworth Garden City Estate the Foundation will be a key stakeholder in the redevelopment of the site and has its own Design Principles for new housing which can be found on their website.

HERITAGE: Sensitive design is advised where the site affects the setting of the Letchworth Conservation Area and various Grade II Listed buildings in the vicinity of the site.

SUSTAINABILITY: Sustainable Design sets the standards for high quality design which primarily relates to design and layout but also includes technical details.

TOPOGRAPHY: A copy of the Topographical Survey is available upon request

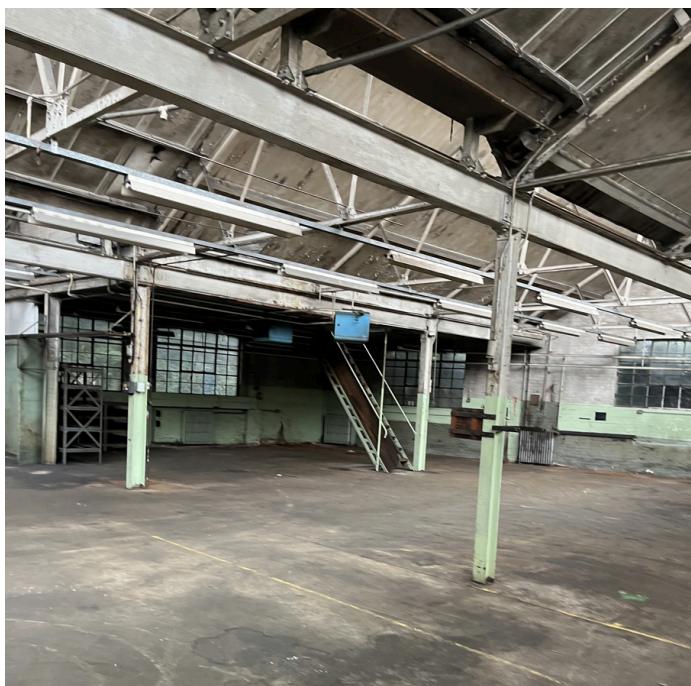


Map showing conservation areas (in blue) and listed buildings (in orange)

FEASIBILITY: A feasibility study for the site has been prepared by Woods Hardwick architects' and a copy is available on request.

LEASEHOLD INFORMATION: The site is to be sold with the benefit of an 890-year lease, with the freehold to be retained by Letchworth Garden City Heritage Foundation, which is common across most of Letchworth.

SERVICE CHARGES: A ground rent of £32,500 P/A is payable until 2112 which is when the next rent review occurs.



IMPORTANT INFORMATION

TENURE: Leasehold. Benefits from an 890 year lease.

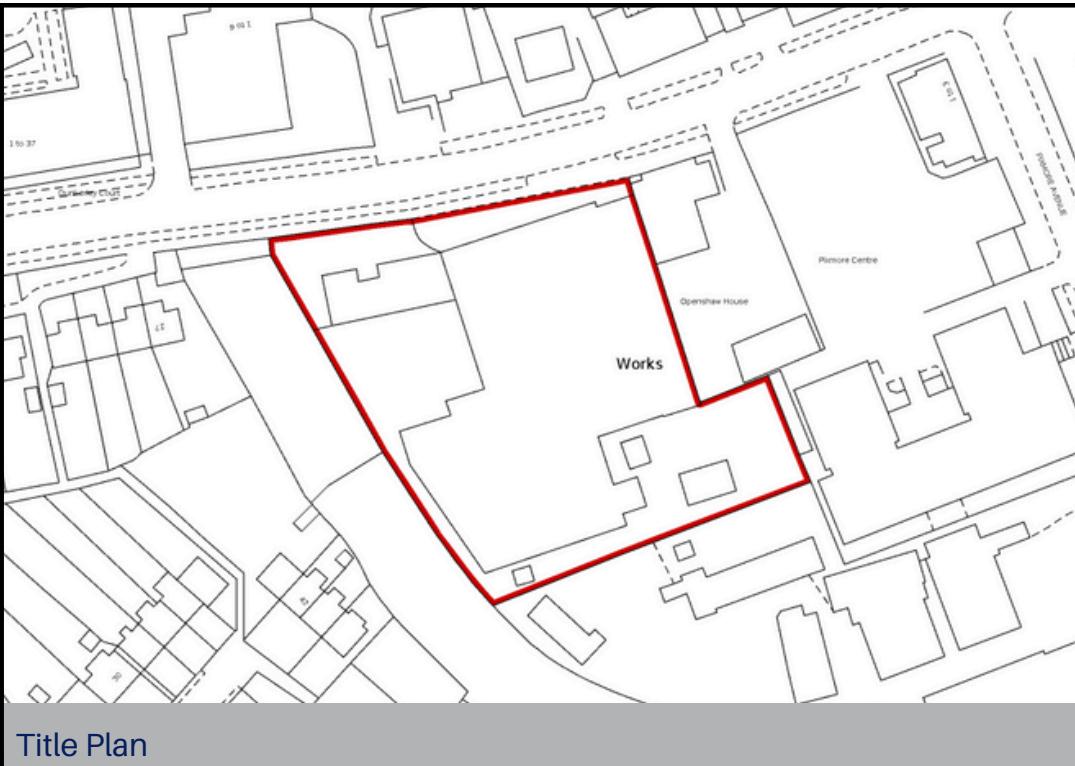
VAT: Not applicable

FIXTURES/FITTINGS: Any fixtures, fittings or equipment shown are not necessarily included in the sale

PURCHASER NOTICE: The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

NEW HOMES: Taylor Made New Homes are to be retained for the sale of the new units should relevant planning be granted. For advice on New Homes resales please contact the New Homes team on **01234 302043**

VIEWINGS: To be made by appointment only via selling agents Taylor Land Limited.



Misrepresentation Act / Misdescription Act: Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that: These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors of their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis 2023

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