



Units 1 To 10, Glebe Road Industrial Estate, Glebe Road, Letchworth Garden City, Hertfordshire

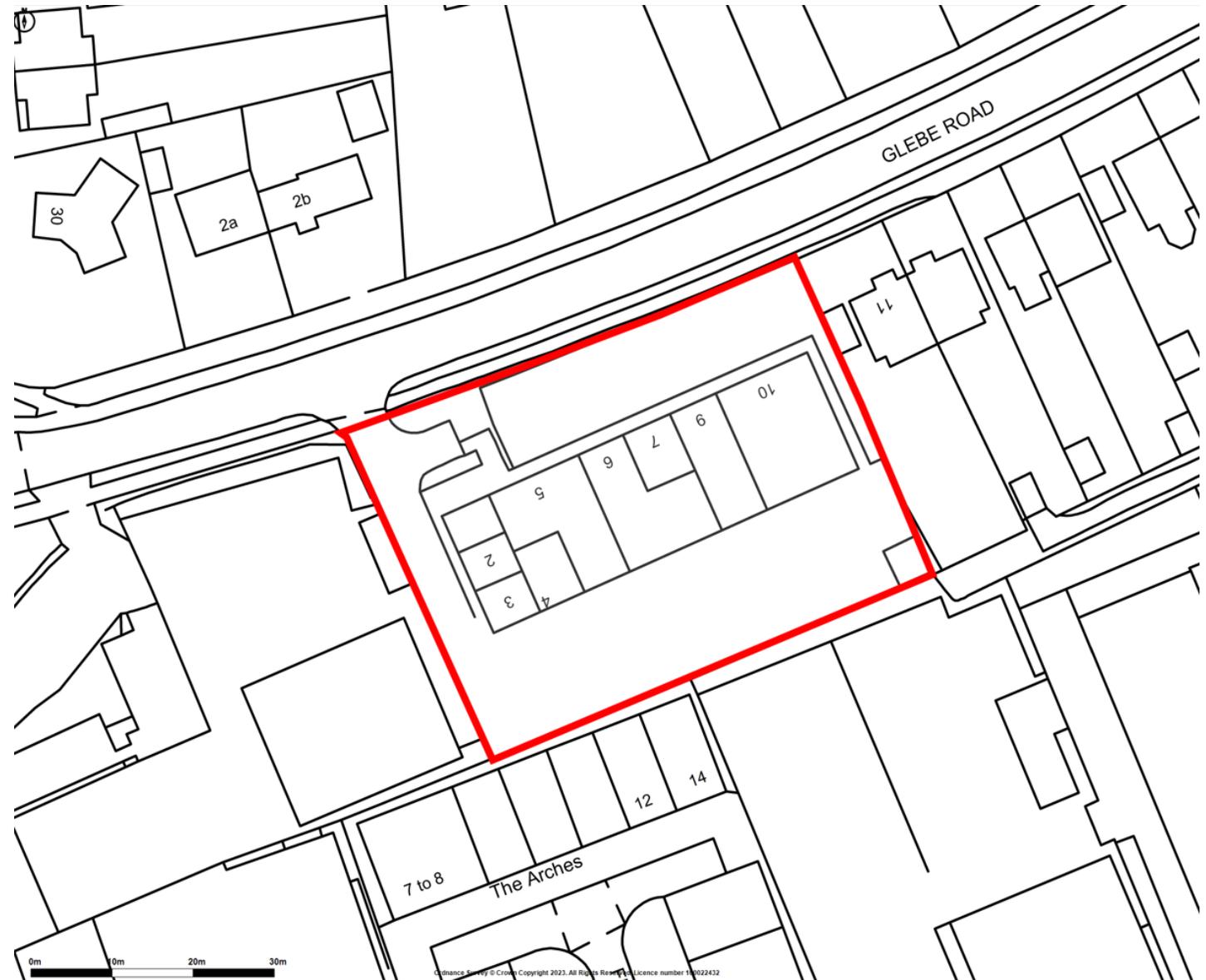
SG6 1BT

Allocated Redevelopment Opportunity



KEY HIGHLIGHTS

- The Property extends to approximately 0.25 hectares (0.62 acres);
- The Property comprises a parcel of brownfield land including 10 industrial buildings, which are vacant, extending to approximately 735 sq m (7,911 sq ft);
- Offers to be considered on an unconditional or subject to planning basis;
- Offers are to be received by **12 noon on the 22nd January 2024.**



Indicative Site Boundary

INTRODUCTION

On behalf of Letchworth Garden City Heritage Foundation, Savills (UK) Ltd ('Savills') is pleased to offer for sale the leasehold interest in Glebe Road Industrial Estate, Glebe Road, Letchworth Garden City, SG6 1BT (hereafter referred to as 'the Property').

The method of disposal is by informal tender. Interviews may be held thereafter. The preference is for offers to be received on an unconditional basis for the existing use, however, subject to planning offers are also invited for residential development.

Please note that if the Property is sold for residential development with a sales overage, the freehold will be transferred to the Development Company – Letchworth Garden City Trading Limited.

Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken a full analysis of the site and understood all the obligations to be placed upon them.

The full Information Pack can be found at:

<https://savillsglobal.box.com/s/prq9bpnktqa3mam648mgbt8e7hnai73i>



Location Plan

LOCATION

The Property is located in Letchworth Garden City, in Hertfordshire. Founded in 1903, Letchworth is famous for being the UK's first Garden City. It is located 19.4 km (12.39 miles) northeast of Hitchin, 24.86 km (15.45 miles) southwest of Cambridge, 24.86 km (15.44 miles) north of Stevenage and 17.18 km (10.68 miles) east of Bedford.

In terms of accessibility, the town is situated to the east of the A1 (M), which provides connections to the M25 providing links to London to the south and links to Edinburgh to the north. The nearest train services are available at Letchworth Garden City Station which offers regular and direct services to London Kings Cross and London St Pancras International with the fastest journey time of approximately 30 minutes. The nearest commercial airport is London Luton Airport.

Letchworth benefits from a number of amenities, including several restaurants, public houses, bars, local and high street shops, Garden Square Shopping Centre, hair and beauty salons, a cinema and two hotels. The town's educational needs are met by a number of primary and secondary schools and various independent schools, including St. Christopher School.



Previously submitted elevations (ref:18/03247/FP)

DESCRIPTION

This Property is situated in the northern half of the city, approximately 0.91 km (0.55 miles) north of the centre.

The Property comprises a 1970s terraced single storey vacant light industrial unit (Use Class E) which extends to approximately 7,912 sq ft on a plot of approximately 0.62 acres and is divided into a series of 10 individual commercial units.

The building represents a brick and metal clad structure which is set at a lower level to the street due to the sloping down of ground level from the north to south. The building incorporates an asbestos roof and is overall in poor condition.

There is a small area of landscaping in front of the building, off Glebe Road, and an associated car parking area to the rear of the building with an access road leading from Glebe Road along the western site boundary.

The Property is bordered to the east and north by existing residential development, with commercial activity to the south and west.



Photographs of the Industrial Units

PLANNING

The Property falls under the jurisdiction of North Hertfordshire District Council. The statutory development plan is the Local Plan 2011-2031. North Hertfordshire adopted their Local Plan in November 2022. We acknowledge that whilst North Hertfordshire District Council benefits from a 5-year housing land supply, there is still a historic trend of under-delivery. The latest Housing Delivery Test shows that just 49% of housing needs have been met over the past three years.

The Property is located within the Letchworth Conservation Area. The adjacent dwellings are located within Letchworth Garden City Heritage Foundation's Heritage Character Area.

ALLOCATION

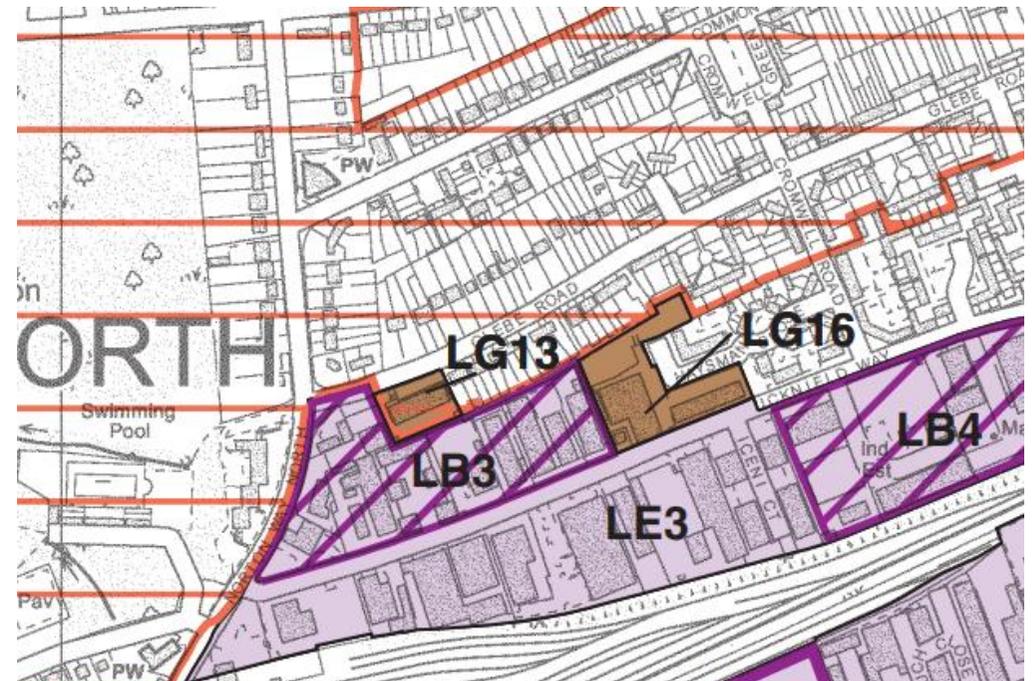
However, due to the fact that the Property has been vacant for an extended period of time, an alternative use by way of residential use for example, may be considered. This is reinforced by the Property's allocation in the Local Plan under reference LG13, for 10 dwellings, which we summarise below:

- Ensure appropriate residential amenity for any properties adjoining the employment area;
- Sensitive design and / or lower density housing where the site affects the Letchworth Conservation Area;
- Archaeological survey to be completed prior to development;
- Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses;
- Address potential surface water flood risk through SUDs or other appropriate solutions; and
- Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.

HISTORIC PLANNING APPLICATION

There is a historic planning application associated with the Property which was submitted in December 2018 for the erection of 9 x 3-bedroom dwellings following demolition of existing industrial buildings, with all associated landscaping and ancillary works, including the creation of a new highway and pedestrian access, under the planning reference: **18/03247/FP**.

It is understood that this was agreed in principle, although, an issue associated with noise from nearby industrial premises was not resolved and the application was subsequently withdrawn.



DESIGN PRINCIPLES

Parties will need to follow the design principles set out by the Foundation, as part of their proposals. Letchworth Garden City Heritage Foundation' design principles are linked below:

Residential:

<https://www.letchworth.com/sites/default/files/documents/2019-10/New%20Housing%20Dev%20SINGLE%20PAGES%20V2.pdf>

Industrial:

https://www.letchworth.com/sites/default/files/documents/2017-10/let_7394_industrial_premises_brochure_july2015_v4.pdf

The new housing guidance is in the process of being updated and predates the adoption of the North Herts Local Plan. Although, the overall design aspirations remain, some of the technical requirements beyond the North Herts Local Plan are subject to review. Therefore, to assist with initial consideration of the Property, the Foundation have provided principles which should also be considered. We summarise the contents below but include the principles in full, within the data room.

HOUSING PROPOSALS:

Design & Layout

- Each proposal should carefully consider the relationship with neighbouring properties and the street scene.
- Room and unit sizes, should as a minimum, meet Department for Levelling Up, Housing and Communities standards.
- 2 storey buildings + should be a minimum of 2m from any boundary
- Single storey dwellings/buildings should be a minimum of 1m from any boundary.
- Cycle and refuse bin storage enclosure shall be provided designed to complement the dwellings.

- A garden depth is 15m is normally sought, but this can be reduced with the retention of the green space fronting Glebe Road.
- There is a strong preference for wood windows and details such as equal sight lines, flush casements and external glazing bars or lead should be included.
- Rooflights must be of conservation type.
- PVCu front doors are not acceptable, composite doors may be acceptable.
- There is a preference for clay plain roof tiles and pitches, design and roof line should respect the surrounding context.
- Consideration should be given to the materials and finishes to be used and reflect the surrounding context.

Landscaping

- Proposals should include a landscape and biodiversity strategy.
- Native plant species that promote biodiversity should form a large proportion of any planting scheme.
- Aspiration for 10% biodiversity net gain, a management plan and bird boxes to be incorporated into the scheme design.

Sustainability

- New developments should seek to achieve Net Zero Carbon and comply with the Future Homes Standard.
- Energy Performance Certificate rating of A.
- No gas.

- Solar PV on roof is encouraged, rectangular arrays integrated in the roof finish.
- A strategy to reduce water demand to serve the development.

Training

- There will be an aspiration for the appointed partner/developer to enter into an apprenticeship and learning scheme with North Herts College and Job Centre Plus, providing a full range of apprenticeship and training programmes for Letchworth residents of all ages across disciplines (trades, technical, administration and sales).

COMMERCIAL PROPOSALS:

Should a commercial scheme be proposed, we would require consideration of the Foundation's Design Principles and the following:

- The built form should be proportionate with the Property and surroundings, with a maximum height of 10m from ground level of the existing buildings within the Property.
- Proposals should include a landscape and biodiversity strategy.
- The front green/tree area should be retained and included in the management plan.
- Sustainable Urban Drainage Systems are encouraged where achievable.
- An energy assessment should accompany proposals for new buildings.
- New employment buildings should normally meet BREEAM – Excellent.
- Renewable energy generation is strongly encouraged as part of all new buildings and there should be no gas.
- A strategy to reduce water demand to serve the development should accompany proposals. This should include consideration of water recycling, storage and water use minimisation measures.

- New employment buildings should normally meet BREEAM – Excellent.
- Renewable energy generation is strongly encouraged as part of all new buildings and there should be no gas.
- A strategy to reduce water demand to serve the development should accompany proposals. This should include consideration of water recycling, storage and water use minimisation measures.
- There will be an aspiration for the appointed partner/developer to enter into an apprenticeship and learning scheme with North Herts College and Job Centre Plus, providing a full range of apprenticeship and training programmes for Letchworth residents of all ages across disciplines (trades, technical, administration and sales) or agree an alternative training programme that benefits Letchworth residents.

TECHNICAL

A Technical Information Pack has been put together and made available to all parties. We advise that any purchaser reviews the Information Pack thoroughly and makes themselves comfortable with the content therein.

TENURE

The Property is owned freehold under the registered title: HD540573. The Property will be sold leasehold. A copy of the Land Registry documentation can be found in the Information Pack.

RIGHTS OF WAY

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

BIDS

Offers are invited on an unconditional and subject to planning basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and understood all the obligations to be placed upon them.

Offers are to be received by **12 noon on the 22nd January 2024**. E-mail offers will be acceptable, addressed to ajones@savills.com or molly.eyles@savills.com.

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

The following is to be submitted as part of any bid:

- Outline of board approval process;
- Outline of planning strategy;
- Confirmation of any conditionality;
- Indicative design work/elevations;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon completion of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide legal undertaking to cover reasonable abortive legal costs.

OVERAGE

All parties should offer a planning and sales overage as part of their offer submission.

TIMING

The method of disposal is by informal tender and the deadline for bids is **12 noon on 22nd January 2024**. Interviews may be held shortly thereafter.

As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.

VAT

Please note that VAT will be charged on the sale of the Property.

FURTHER INFORMATION

The full Information Pack can be found at:

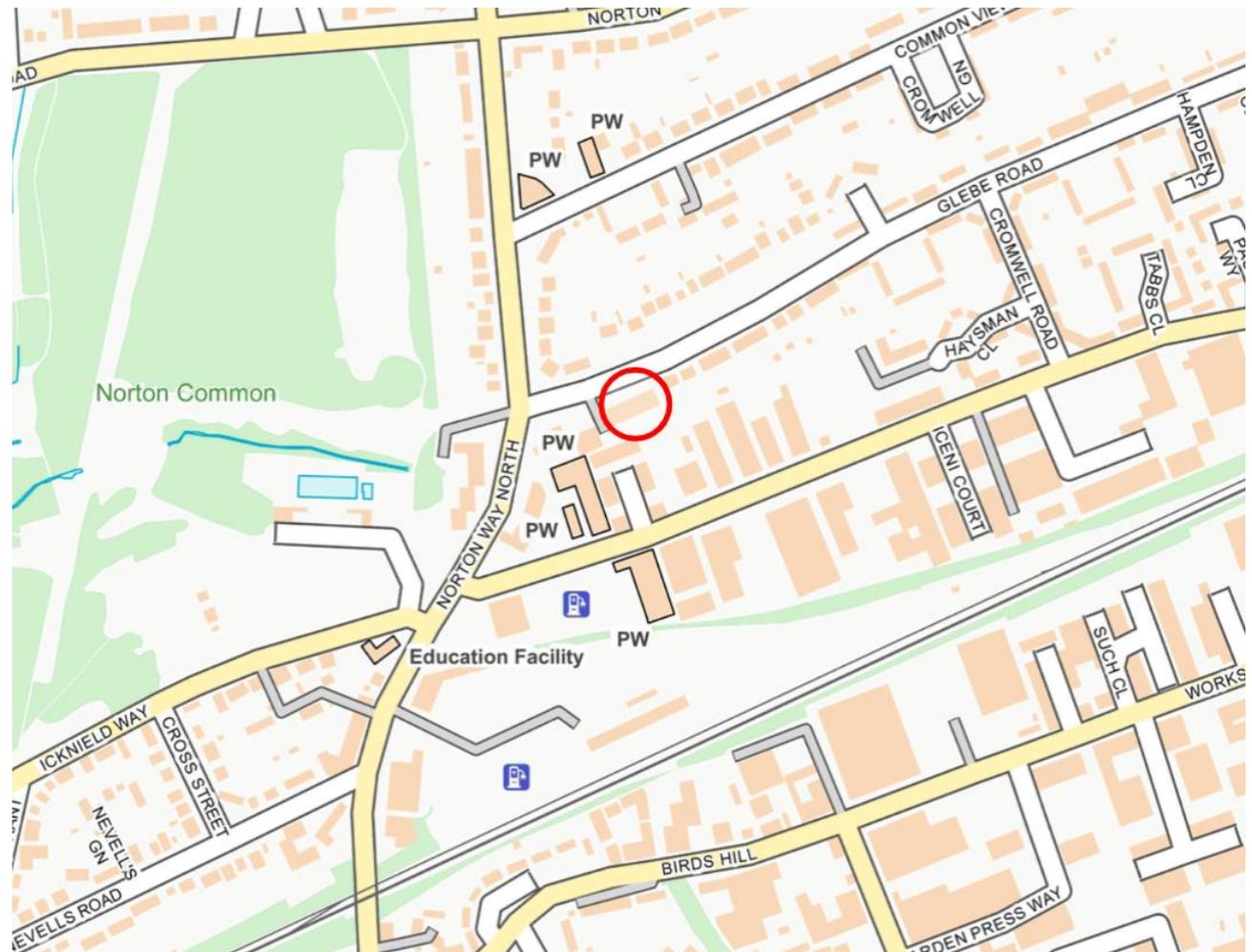
<https://savillsglobal.box.com/s/prq9bpnktqa3mam648mgbt8e7hnai73i>

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with the sale:

Abigail Jones
ajones@savills.com
07807999647

Molly Eyles
molly.eyles@savills.com
07977030111

Savills Cambridge
Unex House
132-134 Hills Road
CB2 8PA
01223 347 000



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