

Land at Heath Road

BREACHWOOD GREEN, HERTFORDSHIRE, SG4 8PL

Consented Residential Development Opportunity

An aerial photograph of a rural area, likely in Hertfordshire, England. The image shows a mix of green fields, some with visible furrows, and a cluster of buildings and roads. A yellow outline highlights a specific plot of land in the center-right of the image. The background of the slide is a gradient of yellow and orange geometric shapes.

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KEY HIGHLIGHTS

- The Property is situated in Breachwood Green, North Hertfordshire.
- The Property extends to approximately 0,6 hectares (1,48 acres).
- The Property benefits from outline planning permission for 10 dwellings.
- Unconditional offers are sought for the freehold interest with vacant possession.
- Offers are to be received by **12 noon on 5th June 2024**.

INTRODUCTION

On behalf of the landowners, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in The Land at Heath Road, Breachwood Green, Hertfordshire, hereafter referred to as 'the Property'.

The Property extends to approximately 0,6 hectares (1,48 acres). We understand that on the 16th November 2023 an outline planning application was approved at committee for the erection of 10 dwellings. The Section 106 is to be signed imminently and will be shared during the marketing period. The method of disposal is by informal tender and the deadline for bids to be submitted is **12 noon on 5th June 2024**. Interviews may be held thereafter.

Offers are invited on an unconditional basis. 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 of the obligations to be placed upon them.

The full Information Pack can be found at: <https://sites.savills.com/BreachwoodGreen>

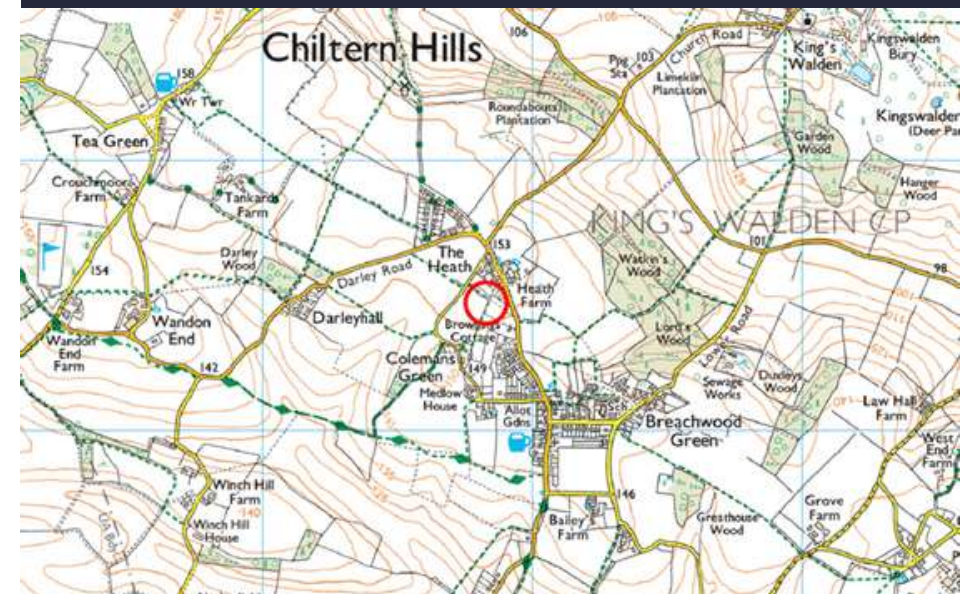
LOCATION

The Property is located approximately 7,8 km (4,9 miles) south of Hitchin, 6,2 km (3,8 miles) east of Luton and 8,8 km (5,5 miles) west of Stevenage.

The Property is situated to the west of Heath Road, in Breachwood Green, a small rural village within the heart of the parish of King's Walden at the base of the Chiltern Hills, North Hertfordshire. To the north of the Property lie residential properties and their associated gardens and the commercial development along The Heath. The south of the Property is residential development including The Pheasantry, with further residential properties with established trees in the rear gardens and to the boundary of the nearby field. The Property is level with well vegetated boundaries, including a strong belt of trees to both the eastern boundary along Heath Road and the western boundary along the neighboring agricultural fields.

Breachwood Green benefits from a number of amenities including the Red Lion public house, village hall, Breachwood Green Junior Mixed and Infants School and Breachwood Green Pre-School.

The nearest train services are available at Luton Railway Station which offers regular and direct services to London St Pancras International with the fastest journey time of approximately 36 minutes. Luton Airport is the nearest international airport to the Property.





DESCRIPTION

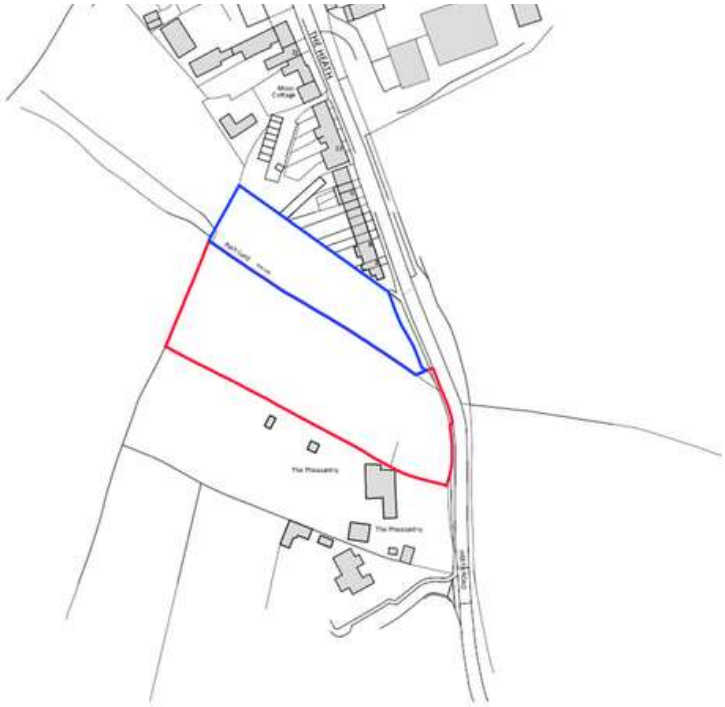
The Property is irregular in shape and lies next to garden land adjacent to existing dwellings. The settlement pattern extends further north towards Brownings Lane, including housing and commercial development along The Heath, whilst to the south residential development extends back from the frontages into small closes (such as St Mary's Rise) and also along the main arterial routes, including Heath Road, Colemans Road and Oxford Road.

The Property comprises a parcel of grassed land fronting Heath Road, formally used as allotments until they were cleared in September 2021. The Property is now vacant and comprises a patchwork of open bare soil and short perennial vegetation.

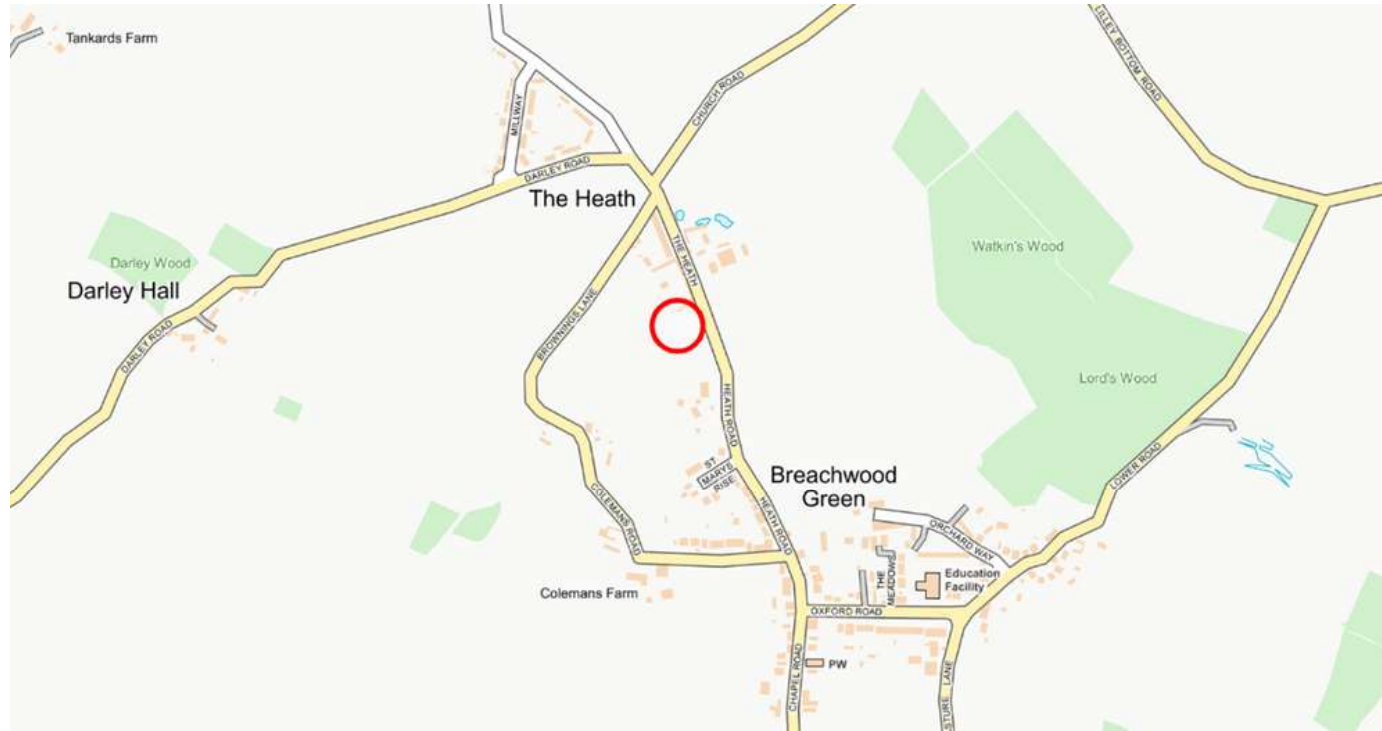
There are trees located along the eastern boundary with Heath Road, with a native hedgerow running along the length of the south-western boundary, and a native hedgerow with trees running along the north-western boundary. The trees within the site are in a small block in the south eastern corner with a further two small clumps in the north western corner.

To the south of the Property is a large detached dwelling with outbuildings positioned in its rear garden. The Kings Walden 008 footpath runs along part of the western boundary of the Property and connects Browning's Lane to Colemans Road, beyond which is agricultural land.

The Property is located close to the Chiltern Hills, although it does not form part of the designated Chiltern Hills AONB.



Indicative Sales Plan



PLANNING

The Property falls within the planning jurisdiction of North Hertfordshire District Council (NHDC).

The Development Plan comprises the recently adopted North Hertfordshire Local Plan 2011-2031, which was adopted in November 2022. The Property is allocated within the Local Plan (KW1) for 16 dwellings as part of a wider site to include the parcel directly to the north.

The Property benefits from outline planning permission for the erection of 10 dwellings under the planning reference: 22/02942/OP.

The indicative site plans demonstrate that 10 dwellings of varied sizes can be accommodated within the plot.

We understand that the planning permission was approved on the 16th November 2023 at committee. The Section 106 Agreement is now in place awaiting signature.

ACCESS

The proposed scheme is to be assessed via a new entrance off Heath Road on the eastern boundary. The scheme will include the new access road and associated infrastructure with public footpath access to Heath Road.

TECHNICAL

A comprehensive 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.

ARBORICULTURAL

Forestwood Services Ltd undertook a tree survey in October 2021 and confirmed there are no particular arboricultural constraints. The full survey can be found in the data room.

FLOOD RISK ASSESSMENT

RAB Consultants Limited undertook a Flood Risk Assessment and Drainage Strategy in March 2023 which concluded that the Property is located within Flood Zone 1 and is at low risk of flooding from from fluvial, pluvial and reservoirs. As a result, The proposed development can be deemed appropriate.

HIGHWAYS

Bancroft Consulting were appointed in March 2022 to undertake a Highway Impact Statement. This concluded that suitable access could be provided to serve the proposed development and that there are no pre-existing highway safety problems that could cause any restrictions.

ECOLOGICAL APPRAISAL

ELMAW Consulting undertook a preliminary ecological appraisal in September 2022, which concluded that the application site is not designated as a site of nature conservation importance and no such designated sites are likely to be adversely impacted by the proposed development.

TENURE

The Property is owned freehold under the registered title: HD555851. A copy of the Land Registry documentation can be found in the Information Pack.

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.

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.

BIDS AND TIMING

Offers are invited on an unconditional 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. The method of disposal is by informal tender and the deadline for bids is 5th June 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.

Offers are to be sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked Land at Heath Road, Breachwood Green, Hertfordshire -JL'. E-mail offers will be acceptable, addressed to joe.last@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.

VAT

Please note that VAT will not be charged on the sale of the Property.

BID SUBMISSION

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

- Outline of board approval process;
- 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 of £15,000 to cover reasonable abortive legal costs.

LAND AT HEATH ROAD Breachwood Green, Hertfordshire



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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FURTHER INFORMATION

The full Information Pack can be found at:

<https://sites.savills.com/BreachwoodGreen>

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

CONTACT

For further information please contact:

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