

Ware Carmel

WARE, HERTFORDSHIRE, SG12 0DT

Unique Redevelopment Opportunity

The Savills logo, featuring the word "savills" in a lowercase, sans-serif font. The letters "s", "a", "i", and "l" are in red, while "v", "i", "l", and "s" are in black. The logo is set against a solid yellow square background.



KEY HIGHLIGHTS

- The Property is situated to the west of Ware in Hertfordshire.
- The Property extends to approximately 19.36 hectares (47.83 acres).
- The Property comprises a monastery with associated buildings extending to approximately 1,877.5 sq m (20,209 sq ft).
- Unconditional offers are sought for the freehold interest.
- Offers are to be received by **12 noon on 26th July 2024.**

INTRODUCTION

On behalf of the Carmelite Monastery Ware, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in Ware Carmel, Ware, Hertfordshire (hereafter referred to as 'the Property').

The Property comprises of the main building of the monastery, a connected chapel, a variety of ancillary buildings, farmland and woodland, extending to approximately 19.35 hectares (47.83 acres). The method of disposal is by informal tender and the deadline for bids to be submitted is **12 noon on 26th July 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 Property and understood all of the obligations to be placed upon them.

The full information pack can be found at:

<https://savillsglobal.box.com/s/pkiuxxxlg6wzqecplvbdy96tus06dwj>

LOCATION

The Property is located to the north west of Ware, a town and civil parish in the City and District of East Hertfordshire.

Ware is approximately 3.8 km (2.4 miles) east of Hertford, 14.5 km (9 miles) southwest of Bishop's Stortford, 15.6 km (9.7 miles) southeast of Stevenage and 22.3 km (13.9 miles) east of St Albans.

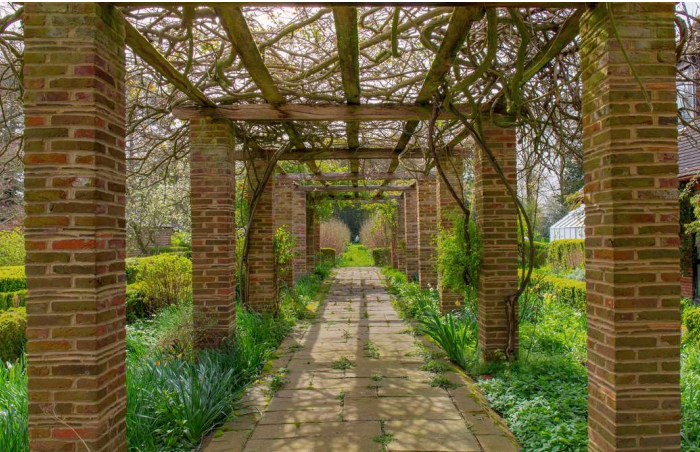
The Property is situated within close proximity to a number of amenities and community facilities located in Ware including restaurants, convenience stores, a hairdressers, a gym, a doctors surgery and a post office.

Ware benefits from several primary and secondary schools including the Sacred Heart Catholic Primary School and Christ Church School, with further primary and secondary schools located nearby in Hertford. The Chauncy School is located within walking distance of the Property and benefits from an Outstanding Ofsted rating. Ware is particularly well provided with a choice of faith schools and private schools in the surrounding area.

In addition to the many private nursery schools in Ware and the surrounding areas, there are plenty of after-school care options.

Hertford Regional College of further education offers vocational courses for 16-19 year olds and is located over two sites in Hertfordshire one of which is in Ware and another in Broxbourne.







DESCRIPTION

The Property is irregular in shape and extends to approximately 19.35 hectares (47.83 acres). It comprises the main building to which a purpose built chapel was added when the sisters acquired the Property, as well as a number of associated outbuildings to include sheds and barns as well as a 6 bed house, with at present, 2 front doors and an internal corridor both linking and separating the 2 present dwellings.

The total gross internal areas (GIA) of the existing buildings within the property are approximately 1,877.5 sq m/20,209 sq ft.

In addition, the Property comprises farmland and woodland. There are two existing leases in place, to include the north agricultural land and the southern paddock. There is also a Sporting Licence covering the agricultural land and woodland. Further details are included within the 'Tenure' section.

The Chapel

Following the Carmel moving to Ware Park in 1958, building work was undertaken to construct the chapel, reception area and cloister, with the enclosure ceremony taking place on 29th September 1960. The chapel was subsequently re-ordered in 1988. Prior to the sale the altar within the chapel will be deconsecrated or relocated.

Cemetery

Adjacent to the chapel lies the monastery's cemetery.

The Property will be disposed of with a restrictive covenant. There will be an obligation to maintain this area and prevent any disturbance to the cemetery.

ACCESS

The Property is accessed via a private drive from Park Road, which lies to the south of the Property.

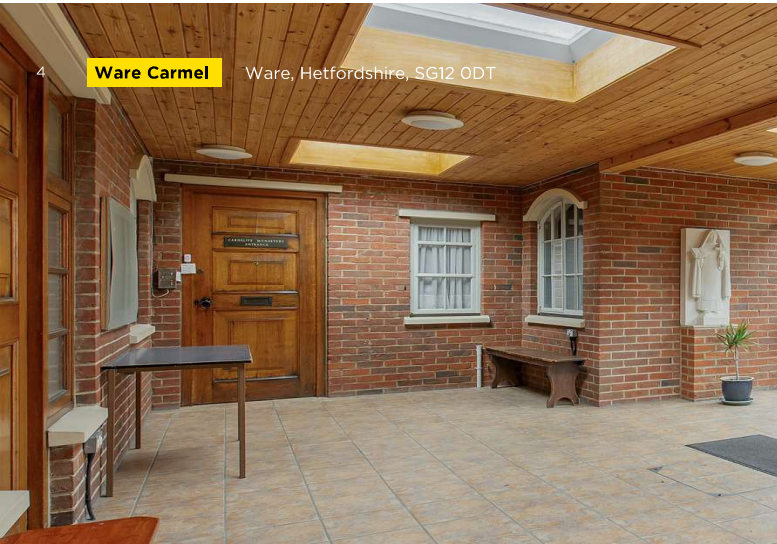
The drive also provides access to the farm, the Gables and Rushwood properties to the north.

There is a public footpath that runs along the western boundary of the Property.

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

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**CONNECTIVITY****Road**

The Property is well connected in terms of road networks with the A10 situated directly to the east, connecting the City of London in the south to King's Lynn in the north. Ware has been extensively connected since the Romans built Ermine Street nearly 2000 years ago, and this route still connects Ware to London, Lincoln, and York and is now part of the A10.

The M11 is approximately 27.04 km (16.8 miles) away via the A120.

Rail

The Property benefits from several nearby train stations, namely Ware, Hertford East and Hertford North.

Ware railway station is located approximately 1.9 km (1.2 miles) to the east of the Property and provides direct services to London Liverpool Street in an average journey time of 45 minutes.

Hertford East station is located approximately 1.9 km (1.2 miles) to the south of the Property and provides direct services to London Liverpool Street in an average journey time of 49 minutes.

Hertford North station is located approximately 2.9 km (1.8 miles) to the south west of the Property and provides direct services to London Moorgate in an average journey time of 52 minutes.

Plane

London Luton International Airport is 22.7 km (14.1 miles) west of the Property and London Stansted Airport is approximately 23.4 km (14.6 miles) east of the Property.

HISTORY

The Property was originally constructed before the Second World War, when it served as a large, privately owned house. The Property was purchased in 1958 by the Carmelite Monastery of Our Alone Saviour and the Blessed Virgin, a religious community of contemplative nuns originally founded in Hatfield in 1925. The community lives a life of contemplative prayer, public worship, and work, with the garden areas used for cultivating fruit and vegetables to support the community.

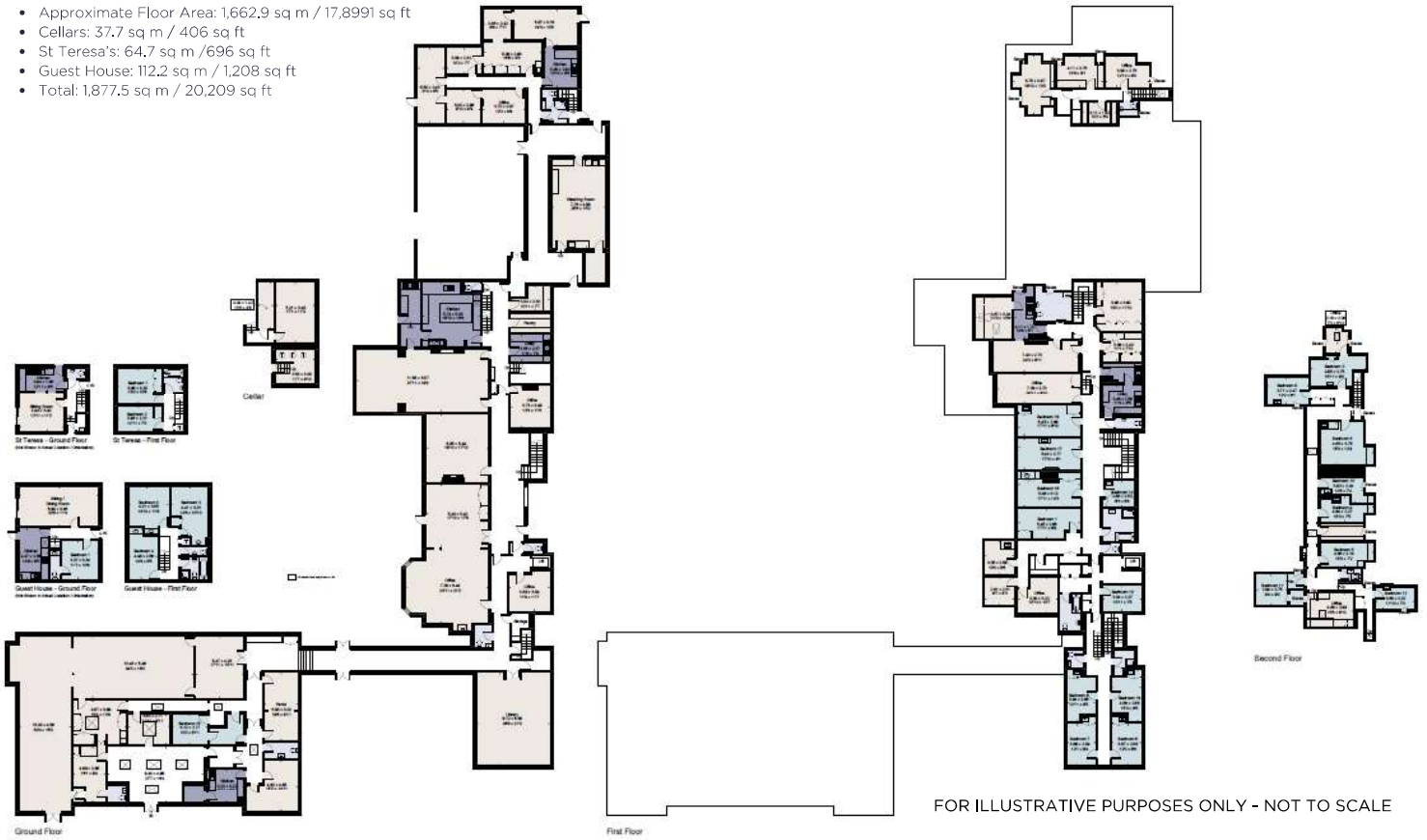
Additions were made to the Property in 1968, including an extension to accommodate a monastic library and additional bedrooms, as well as the construction of the chapel and reception area. In 1998, renovations towards the rear of the property created a new novitiate and refurbished rooms for the sisters' work of producing and distributing greetings cards and altar breads (communion wafers).



FLOOR PLANS

A copy of the floor plans are available within the data room.

- Approximate Floor Area: 1,662.9 sq m / 17,8991 sq ft
- Cellars: 37.7 sq m / 406 sq ft
- St Teresa's: 64.7 sq m / 696 sq ft
- Guest House: 112.2 sq m / 1,208 sq ft
- Total: 1,877.5 sq m / 20,209 sq ft



PLANNING

The Property falls within the planning jurisdiction of East Hertfordshire District Council. The statutory plan covering planning policy and development control for the area is the Local Plan, adopted in 2018. The Property falls within the Bengoe Neighbourhood Plan Area.

The Property is located within the Green Belt, in the open countryside beyond the settlement boundary of the nearest towns and villages.

The Property is located within Flood Zone 1 (lowest risk). There are no listed buildings on the site and it does not fall within a Conservation Area. Carmelite Monastery is not a designated or non-designated heritage asset. The Property is located within a Local Wildlife Site.

In terms of historic applications, most recently a planning application for the demolition of nursery buildings and the change of use of land and erection of 1 x 3 bedroom dwelling with associated landscaping, parking and creation of access. This application was refused on 7th June 2021 (reference: 3/21/0846/FUL). Historically, permission was granted in December 1987 for the erection of guest accommodation and housekeeper's annex (reference: 3/87/0510/FP).





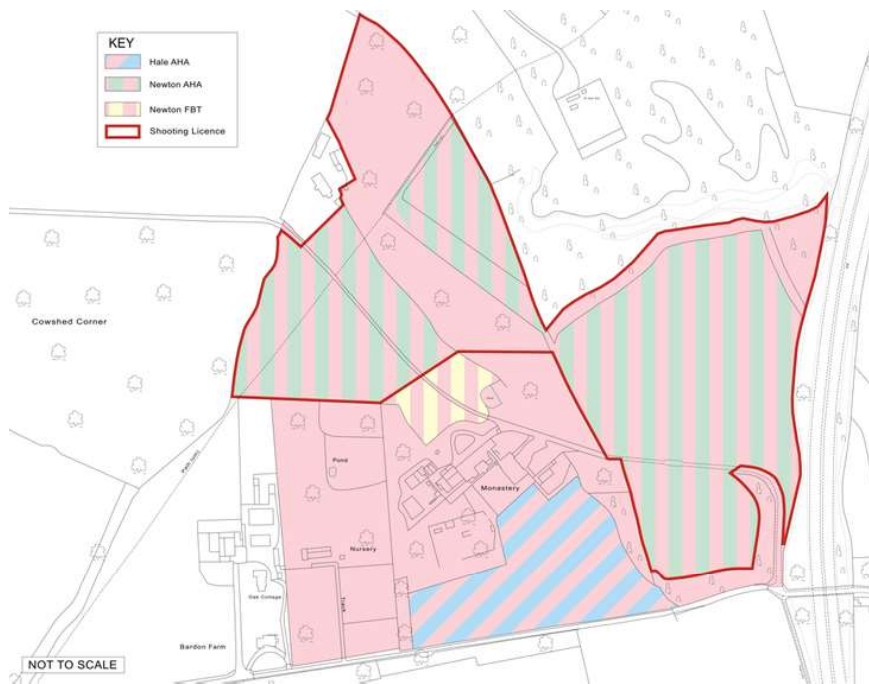
TENURE

The Property is owned freehold under the registered title: HD614936. A copy of the Land Registry documentation can be found in the information pack.

Please note that there is a Shooting Licence dated 5th March 2024 which runs until 31st January 2025. A copy of the Licence is available in the data room.

There are two agricultural tenancies governed by the Agricultural Holding Act 1986 at the Property. The area outlined in blue extends to approximately 2.1 hectares (5.1 acres) and is subject to a tenancy agreement dated 21st August 1995. The area outlined in green extends to approximately 8.5 hectares (21.1 acres) and is subject to a tenancy agreement also dated 21st August 1995. The area in yellow is subject to a Farm Business Tenancy and extends to approximately 0.43 hectares (1.06 acres). The tenancy agreement is dated 25th March 2024. A copy of each tenancy agreement is available in the data room.

The Vendor and the Vendor's agents are currently in discussion with a solar developer for the provision of an Option to grant a Deed of Easement to allow a solar cable to be laid under part of the property. Further details can be provided upon request.



Plan showing the Land Registry Title in red and the respective tenancies for indicative use only.



BIDS

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.

Offers are to be received by **12 noon 26th July 2024** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked 'Ware Carmel, Ware, Hertfordshire - ME'. E-mail offers will be acceptable, addressed to 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:

- Financial offer;
- Confirmation of purchasers intentions for the use of the property;
- Confirmation that the offer is unconditional;
- Proof of funding;
- Outline of board approval process;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon exchange of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide a legal undertaking to cover the Vendor's reasonable abortive legal costs.

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.

TIMINGS

The method of disposal is by informal tender and the deadline for bids is **12 noon on 26th July 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 not** be charged on the sale of the Property.



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FURTHER INFORMATION

The full information pack can be found at:

<https://savillsglobal.box.com/s/pkiuxxxlq6wzgecp1vbduy96tus06dwj>

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

CONTACT

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