

FOR SALE

PLANNING PERMISSION GRANTED FOR 10 APARTMENTS

THE STORES, ST PAULS ROAD, HEMEL HEMPSTED, HP2 5DB



EXECUTIVE SUMMARY

- Planning permission granted for 10 apartments
- Situated within the Old Town Of Hemel Hempstead
- Walking distance to the Marlowes Shopping Centre
- Proposed EV parking within the scheme

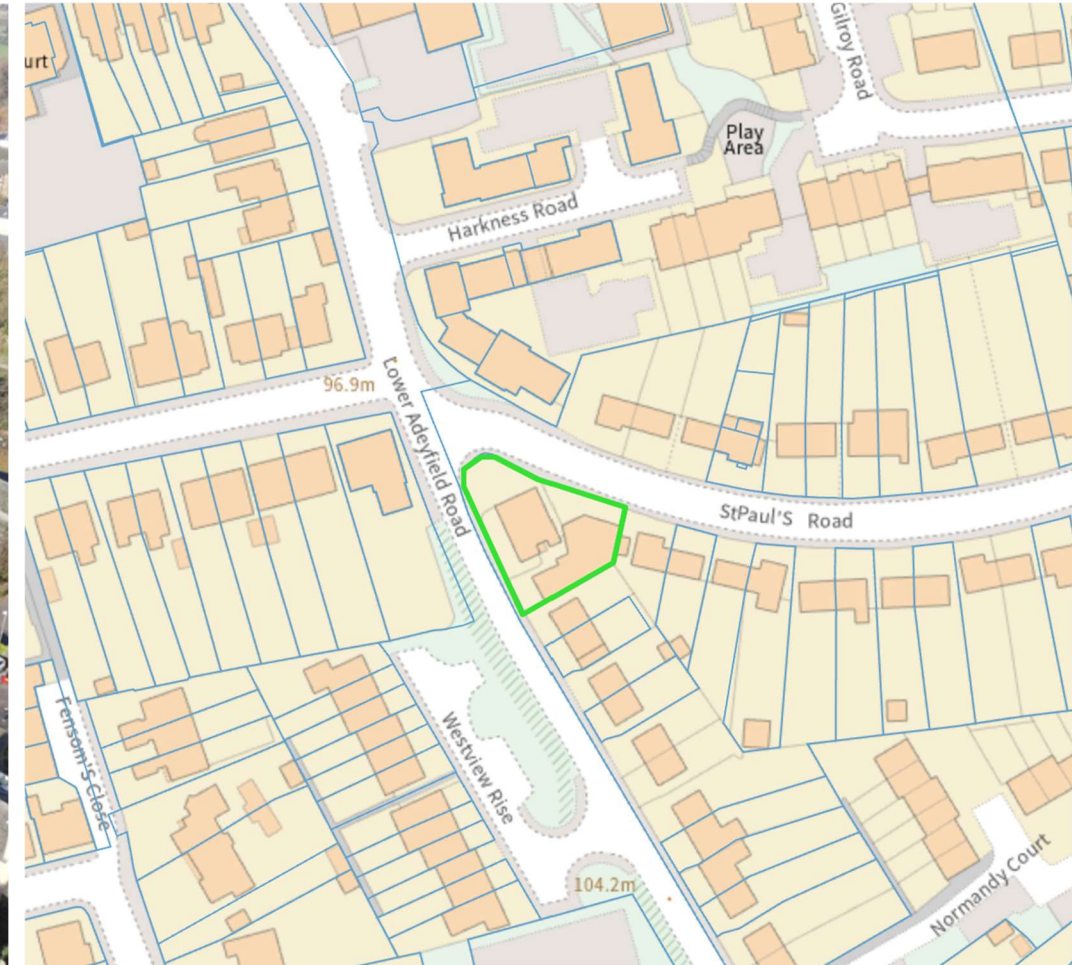


LOCATION

Situated on St Pauls Road, Hemel Hempstead the site is located conveniently 0.20 miles from the picturesque, Hemel Hempstead Old Town which offers an array of boutique and independent retail shops. For a broader shopping range, a short walk down the High Street will lead you to Marlowes Shopping Centre which is home to the likes of M&S, Metro Bank, Pure Gym, JD Sports to name a few. Hemel Hempstead Train Station is on the West Coast Main Line and has fantastic connectivity to London Euston with a journey time of 28 minutes. For leisure and socialising, the tranquil Gadebridge Park is only a 5-minute walk from the site. By road, the A41, M1 and M25 are all within easy reach.

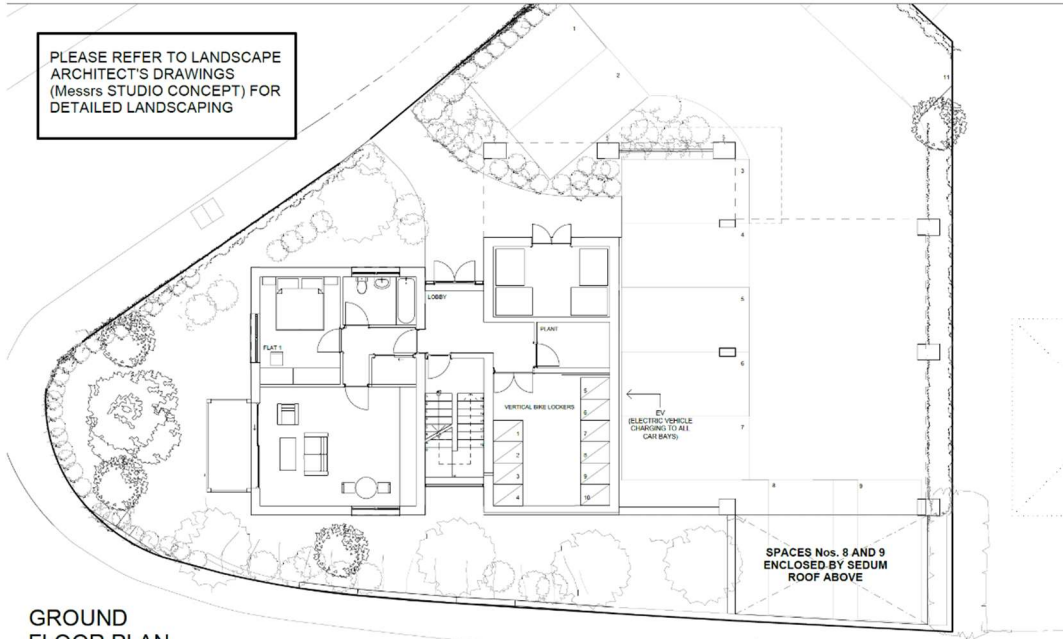
THE SITE

The existing site comprises of a single and two storey detached 1930's house with retail store on the ground floor facing the apex corner of St Paul's Road with Lower Adeyfield Road, with residential accommodation above and behind the retail use. Fronting St Pauls Road, there is a small area within the boundary of ownership which currently offers parking in front of the single storey garages.



PROPOSED PLANS

PLEASE REFER TO LANDSCAPE ARCHITECT'S DRAWINGS (Messrs STUDIO CONCEPT) FOR DETAILED LANDSCAPING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NET INTERNAL FLOOR AREAS:

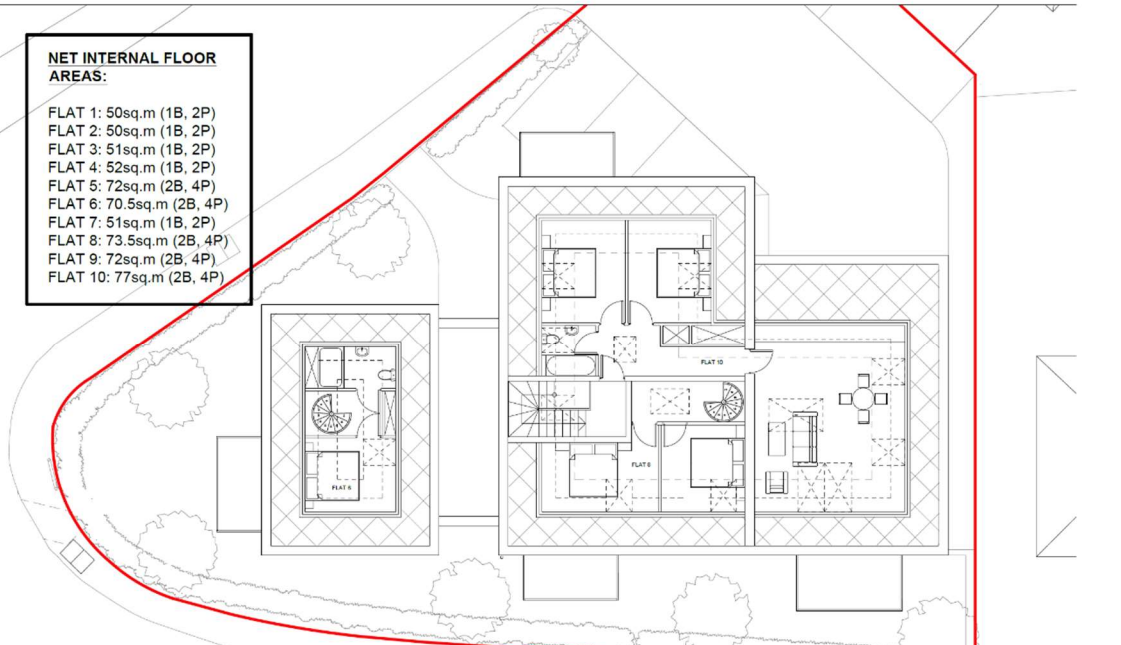
- FLAT 1: 50sq.m (1B, 2P)
- FLAT 2: 50sq.m (1B, 2P)
- FLAT 3: 51sq.m (1B, 2P)
- FLAT 4: 52sq.m (1B, 2P)
- FLAT 5: 72sq.m (2B, 4P)
- FLAT 6: 70.5sq.m (2B, 4P)
- FLAT 7: 51sq.m (1B, 2P)
- FLAT 8: 73.5sq.m (2B, 4P)
- FLAT 9: 72sq.m (2B, 4P)
- FLAT 10: 77sq.m (2B, 4P)



SECOND FLOOR PLAN

NET INTERNAL FLOOR AREAS:

- FLAT 1: 50sq.m (1B, 2P)
- FLAT 2: 50sq.m (1B, 2P)
- FLAT 3: 51sq.m (1B, 2P)
- FLAT 4: 52sq.m (1B, 2P)
- FLAT 5: 72sq.m (2B, 4P)
- FLAT 6: 70.5sq.m (2B, 4P)
- FLAT 7: 51sq.m (1B, 2P)
- FLAT 8: 73.5sq.m (2B, 4P)
- FLAT 9: 72sq.m (2B, 4P)
- FLAT 10: 77sq.m (2B, 4P)



LOFT PLAN

METHOD OF SALE

The property is for sale by way of private treaty.

PRICE

The asking price is £1,100,000 for the Freehold interest

VAT

We understand that VAT is not currently payable on the price.

ADDITIONAL INFORMATION

Upon request further plans are available.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PLANNING CONSENT

Planning permission was granted on 5th August 2021 for the demolition of the existing buildings and the construction of 10 residential apartments with parking and landscaping. The planning permission consists of 5 one bedroom apartments and 5 two bedroom apartments, over three floors. The parking provision on site is for 11 unallocated spaces, two of which to be EV and there are also 11 vertical cycle storage spaces. The total proposed NIA for the residential apartments equates to 619sqm and total GIA of the proposed scheme, including the bicycle and refuse store at GF and full loft space equates to 916.6sqm. Planning conditions 8 (Construction Management Plan) and 11 (Site Investigation) have been discharged. Conditions 3 (Materials), 4 (Flues and vents) and 6 (EV charging) have been submitted and await discharge. Planning permission can be found on Dacorum Borough Council's website, planning reference: 20/02627/MFA

The Misrepresentation Act 1967.

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