

CGI of Proposed Development



Mylands Farm, Broxhill Road, Havering-Atte-Bower, RM4 1QH
Residential Development Opportunity **Offered for Sale**

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Summary

A site in Havering-Atte-Bower with outline planning consent to create 28 brand-new dwellings, with all matters reserved except for access

- ▶ The existing site covers an approx. area of 1.5 hectares and consists of a **small industrial business park**
- ▶ There is car parking, a courtyard and storage space on-site
- ▶ The **existing buildings** have a total area of approx. **4,050 sqm (43,594 sqft)** and the **hardstanding** area is approx. **5,502 sqm (59,224 sqft)**
- ▶ The site has **outline planning approval for a 28 unit scheme** including 11 affordable houses and 17 custom-build homes
- ▶ Affordable is split **70/30** between **affordable rent** and **intermediate**
- ▶ **The proposed GIA** is approx. 4,245 sqm (45,693 sqft)
- ▶ **Offers are invited for the freehold interest by way of informal tender (unless sold prior), subject to contract**

The Existing





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Description

Mylands Farm, situated in Havering-Atte-Bower, is accessible via Broxhill Road.

The site encompasses a small industrial business park consisting of industrial buildings with parking, a maneuvering courtyard, vehicular access, some storage containers and areas of open storage.

The site benefits from outline planning approval to create 28 new dwellings. The proposed scheme comprises 17 custom-build units (detached houses) along with the provision of 11 affordable units.

There are no designated heritage assets within the site and the site is not within a Conservation Area.

The existing landscape buffers on the site will be retained and improved to create an aesthetically pleasing environment.



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Location

Havering-Atte-Bower is a village located in the far north of the London Borough of Havering, on the border with Essex, 15 miles (24 km) northeast of Charing Cross.

The site is within close proximity to pubs and restaurants, schools, public open spaces and playing fields, a local nature reserve and Havering Country Park. The park covers an area of 165 acres and provides parking, a play area, and strong bridleway links.

The Gidea Park Station is 3.2 miles from the site, with a 20-minute journey into Liverpool Street.

Key Distances

- **Bedfords Park:** 0.2 miles
- **St Johns The Evangelist C of E Church:** 0.5 miles
- **Dame Tipping School:** 0.6 miles
- **Sainsbury's Local Supermarket:** 1.7 miles
- **Central Park Leisure Centre:** 1.9 miles
- **Gidea Park Station:** 3.2 miles
- **Queen's Hospital:** 1.2 miles



Planning

The site currently has outline planning approval (Ref: P2282.21 - Havering London Borough Council) for the demolition of the existing buildings and the construction of 28 new dwellings.

The proposal includes 17 custom-build plots and 11 affordable units (Affordable is split 70/30 between affordable rent and intermediate).

The development plan also includes internal storage for each property, dedicated parking for each dwelling, and secure cycle parking within the premises of each dwelling.

In addition, the project aims to enhance the living experience by providing 32 electric bikes for hire through Brompton Hire, available to all residents.

The existing landscape buffers on the site will be retained and improved to create an aesthetically pleasing environment.

Residential Accommodation Schedule

Apartments	Tenure	Beds	Sqm	Sqft
1	Affordable	3	88	947
2	Affordable	3	99	1,066
3	Affordable	4	110	1,184
4	Affordable	3	99	1,066
5	Affordable	1	58	624
6	Affordable	2	83	893
7	Affordable	2	83	893
8	Affordable	1	58	624
9	Affordable	3	99	1,066
10	Affordable	4	110	1,184
11	Affordable	3	99	1,066
12	Private	3	123	1,324
13	Private	3	123	1,324
14	Private	3	123	1,324
15	Private	4	188	2,024
16	Private	4	188	2,024
17	Private	4	175	1,884
18	Private	4	175	1,884
19	Private	4	175	1,884
20	Private	4	175	1,884
21	Private	5	341	3,671
22	Private	5	341	3,671
23	Private	4	188	2,024
24	Private	4	188	2,024
25	Private	4	188	2,024
26	Private	4	188	2,024
27	Private	4	190	2,045
28	Private	4	190	2,045
TOTAL			4,245	45,693

Proposed Site Layout



Custom-Built Homes

Please find a summary note below from Icenl which explains Custom Build and some of the associated obligations. We encourage interested parties to carry out their own due diligence to confirm they understand this element of the proposed scheme.

“Custom-build homes allow people to customise their homes to varying degrees. The extent of the customisation is typically determined by the master developer. A turnkey option is widespread whereby the homeowner orders what they want (within the menu of choices), and the developer delivers it. It’s very similar to ordering a new car. Under this approach, purchasers would have the ability to influence the following aspects: internal room configurations, interior finishes, materials (within a defined palette), landscaping, and sustainability features, such as photovoltaic systems and air source/ground source heat pumps.

Application reference P2282.21 was submitted in outline, excluding access details. Therefore, matters related to design will need to be addressed during the reserved matters stage. However, it is worth noting that the outline planning application did include substantial architectural content, encompassing internal floor plans, material selections, and indicative Computer-Generated Imagery (CGIs).

The application, as submitted, advocates flexibility in terms of implementation. On one hand, the residences could be constructed individually through separate reserved matters applications, or they could be developed collectively through the submission of a single reserved matters proposal.

Those matters to be established at the reserved matters stage will include the internal layouts and material palette. Matters such as the quantum of housing and mix have been agreed with the Council and cannot be amended. It is also anticipated that the scheme layout will be fixed at the outline stage, but Icenl has not yet seen a finalised decision notice to review plan numbers.”



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Method of Sale

Offers are invited for the freehold interest by way of informal tender (unless sold prior), subject to contract.

VAT

The property is not elected for VAT.

Further Information

Further information and associated documents can be found by visiting:

www.glpq.co.uk/properties/mylands-farm/

Data Room Access Code: MYLANDS (case sensitive)

Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on 0203 089 0695 or email finance@glpg.co.uk.

Contact

For further information or to arrange an inspection, please contact the joint-sole agents, **GLPG** or **Davis Estates** on the contact details below:

GLPG

TEAM@GLPG.CO.UK - 0203 640 6420 - 3 FITZHARDINGE STREET, MARYLEBONE, W1H 6EF

Dean Leslie

Director
0203 196 2415
07446 918 939
Dean.leslie@glpg.co.uk

Matt Glazer

Director
0203 196 2416
07879 774 584
Matt.glazer@glpg.co.uk

Sam Bacon

Senior Associate
0203 196 2413
07530 961 373
Sam.bacon@glpg.co.uk

Max Appleby

Associate
0203 196 2414
07760 108 640
Max.appleby@glpg.co.uk

Reuben Barnard

Senior Associate
0203 196 2412
07380 919 319
Reuben.barnard@glpg.co.uk



SALES@DAVISESTATES.CO.UK - 0170 847 6666 - 179 SQUIRRELS HEATH LANE, HORNCURCH, RM11 2DX

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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