



Land Rear of 305-307 Shenley Road, Borehamwood, WD6 1TH
Residential Development Opportunity **Offered for Sale**

GLPG

Summary

Residential development opportunity to demolish the existing building and construct three brand-new houses in Borehamwood

- ▶ **The site extends to approx. 717.64 sqm (7,725 sqft)** and comprises a **large storage building** and an area of hardstanding
- ▶ The property is located within a predominantly residential area and **backs onto a park**
- ▶ **The property is accessed via an access road** adjacent to 303 and 305 Shenley Road
- ▶ **A planning application has been granted** to demolish the existing building and **build three terraced houses (2 x 3 bed & 1 x 4 bed)**
- ▶ The total proposed GIA is approx. **369.36 sqm (3,976 sqft)**
- ▶ The proposed development includes **6 cycle spaces**
- ▶ The site is located **0.7 miles from Elstree & Borehamwood Train Station**



Existing



Right of Way

Description

The site is located at the rear of 305-307 Shenley Road and adjacent to a park. The surrounding area is predominantly residential, with convenient access to various local amenities and services.

Currently, the site comprises a large storage building and hardstanding to the front.

The site benefits from planning consent to demolish the existing building and construct three brand-new houses (2 x 3 bed and 1 x 4 bed).

The proposed houses will be of two-storeys with accommodation at loft level.

All units are proposed to have an open plan kitchen/living/dining area, and both communal and private garden spaces.

The total proposed GIA is approx. 369.36 sqm (3,976 sqft).

The proposed development retains the existing access road adjacent to 303-305 Shenley Road.

The property is for sale freehold by way of informal tender (unless sold prior) at Offers Over £550,000, subject to contract.

Location

Borehamwood is a town in the Borough of Hertsmere in Hertfordshire.

The town is renowned for its film and television industry, with Elstree Studios being one of the most notable landmarks.

Residents can enjoy shopping at the bustling retail centres, dining at variety of restaurants or relaxing at parks and greenspaces.

With excellent transport links, including rail connections to central London and proximity to major roadways, Borehamwood offers easy access to the capital and surrounding areas.

The site is 0.7 miles from Elstree & Borehamwood Station, with a 23-minute journey into St Pancras International (London).

Key Distances

- **Meadow Park Playground:** 0.1 Miles
- **The Venue Leisure Centre:** 0.2 Miles
- **St Teresa's Primary School:** 0.2 Miles
- **Maxwell Park:** 0.3 Miles
- **Herstwood Academy:** 0.4 Miles
- **Tesco Extra Supermarket:** 0.5 Miles
- **Borehamwood Shopping Park:** 0.6 Miles
- **Elstree & Borehamwood Station:** 0.7 Miles





Parkfields

Elstree & Borehamwood Station

Borehamwood Shopping Park

Aldi Supermarket

Reel Cinema Borehamwood

BBC Elstree Centre

Tesco Petrol Station

The Site

Elstree Studios

St Teresa's Primary School

Borehamwood Police Station

Meadow Park Playground

Cheeky Monkeys Day Nursery

Planning

A planning application has been granted (Ref: 24/0075/FUL - Hertsmere Borough Council) to demolish the existing storage building and construct three new dwellings.

The proposed scheme includes loft-level accommodation, associated landscaping, access, cycle parking and bin storage.

CIL Liability:

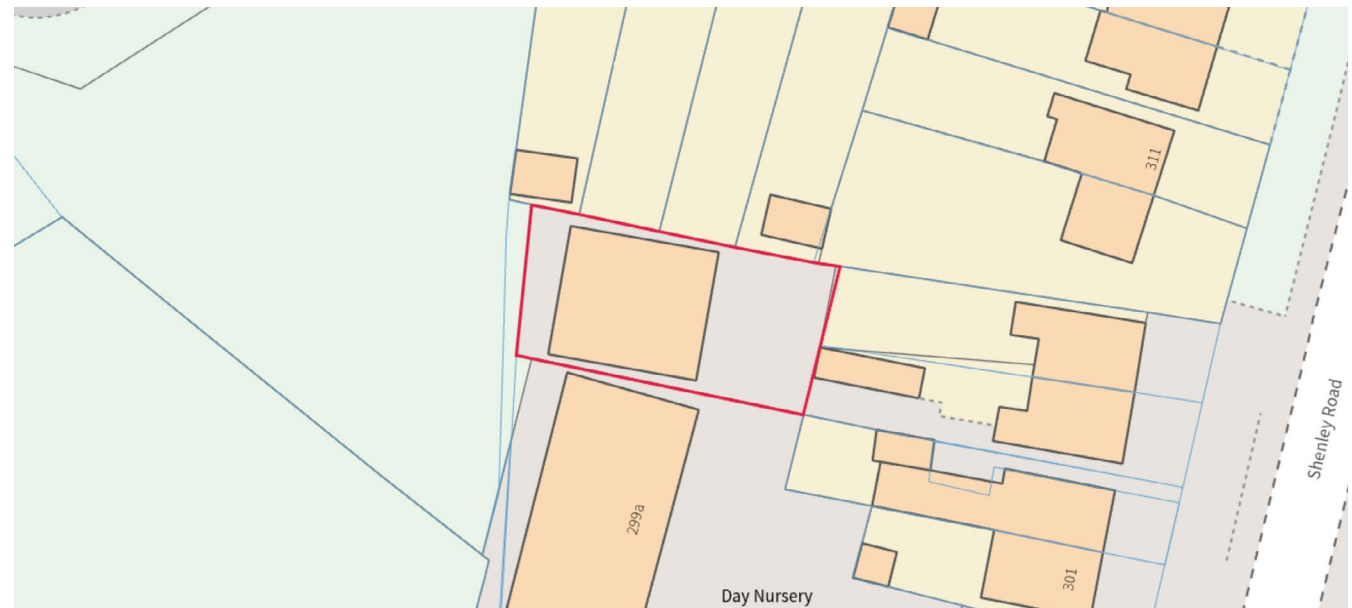
It is our understanding that the proposed scheme will result in a CIL Liability of approx. £35,974.80.

We encourage interested parties to carry out their own due diligence to confirm this.

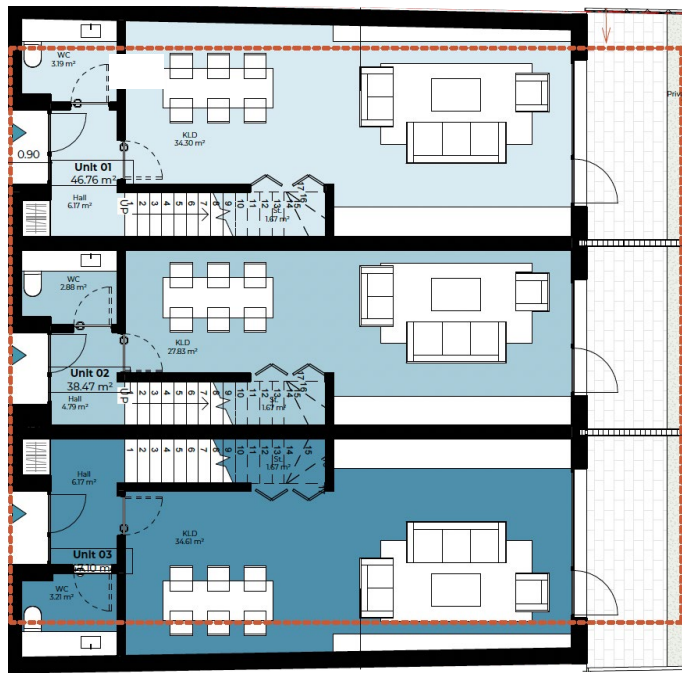
Residential Accommodation Schedule

House	Beds	Sqm	Sqft
1	3B5P	127.61	1,374
2	4B6P	113.28	1,219
3	3B5P	128.47	1,383
Total		369.36	3,976

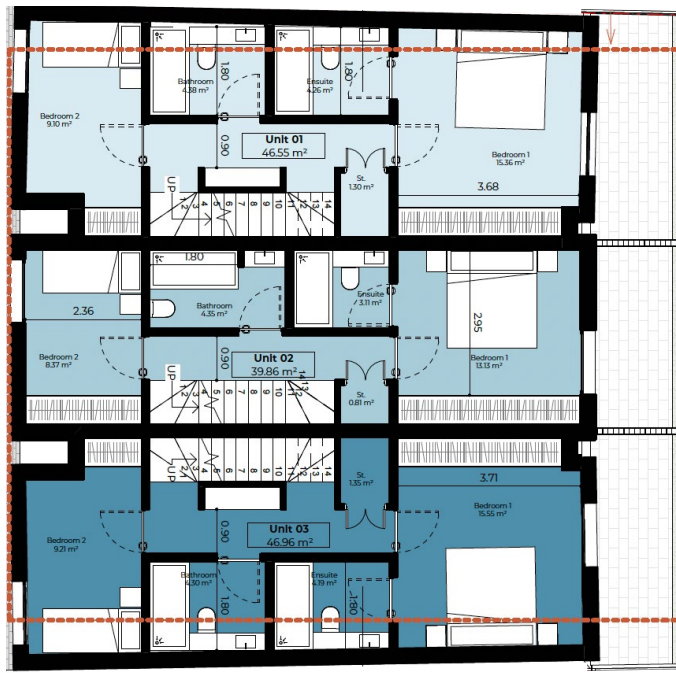
OS Map



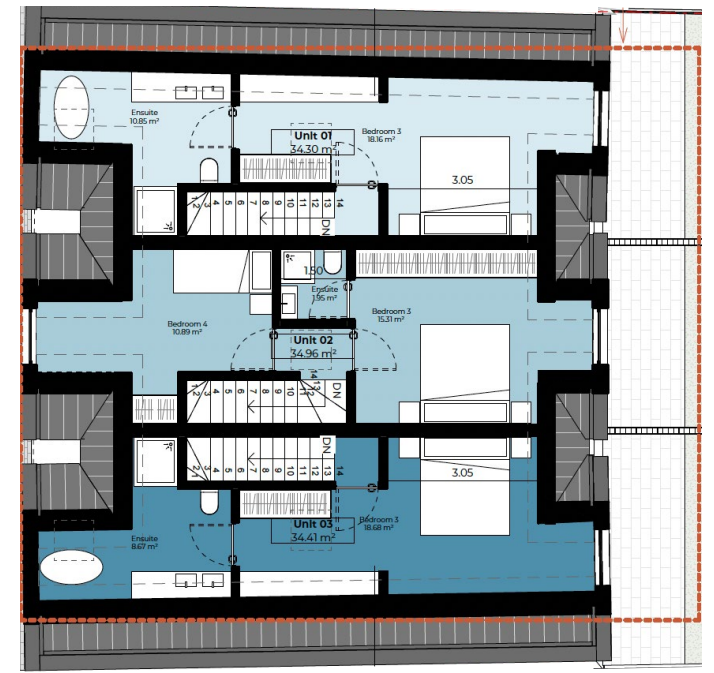
Proposed Floor Plans



Ground Floor



First Floor



Second Floor

Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior) at Offers Over £550,000, subject to contract.

VAT

The property is not elected for VAT.

Further Information

Further information and associated documents can be found by visiting:

www.glpj.co.uk/shenley-road/

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 336 7377 or email capital@glpg.co.uk.

Contact

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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.

Marketing particulars produced by GLPG.