

FOR SALE

Mixed Use Development Site
With Planning Permission

1.12 Acres (0.45 Hectares)

THE HATCH

Gilden Way, Harlow, Essex, CM17 0HB



- Mixed use development site
- Retail/live work units (6) & residential apartments (14)
- Close to Old Harlow & Harlow Mill Rail Station
- Planning consent granted
- Forms part of wider, large scale east Harlow development
- Approx. 1.2 miles to new M11 Junction 7a

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
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LOCATION

The Hatch is located approximately 2.6 miles to the north-east of Harlow town centre, and forms part of a larger, residential led development. The Hatch is situated broadly within the centre of the wider development, and accessed via Old Oak Way from Gilden Way, and will form the areas sole commercial/mixed use area. Old Harlow is approximately 0.6 miles to the west, the new M11 Junction 7a is approximately 1.2 miles to the east. Harlow Mill railway station, which provides a regular service to London Liverpool Street (approx. 40 mins) is approximately 0.6 miles to the north west.

DESCRIPTION

The site is currently in use as a construction compound associated with the wider, ongoing development programme, and comprises a level, irregular parcel of land. The new housing at the wider site has been delivered by Barratt David Wilson Homes, Taylor Wimpey and Persimmon Homes. The final housing completions at the site are due before year end 2023.

PLANNING PERMISSION

The subject property forms part of a wider planning permission (ref: HW/PL/11/0005, dated 24.02.11) was granted following Appeal, for: "Appeal A: Approx. 1,200 dwellings; site for a primary school (2.16ha); community buildings (0.06ha); retail/business/live work units (0.18ha); together with associated uses comprising allotments & public open space. The Hatch is a development for 20 residential units in total, including six live work units and 14 one & two bed apartments and new retail/commercial units.

ACCOMMODATION

Total retail/commercial area	3,229 sq. ft. (300 m ²)
Residential area	16,536 sq. ft. (1,536 m ²)
Total	1.12 Acres (0.45 Hectares)

PRICE

Offers in excess of £1,850,000 are sought.

TERMS

The property is for sale upon freehold terms, with the benefit of planning permission as summarised, via Informal Tender - further details upon request.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

S106

S106 costs will be the responsibility of the seller.

DATAROOM

Further site and planning information available via Dataroom - details upon request.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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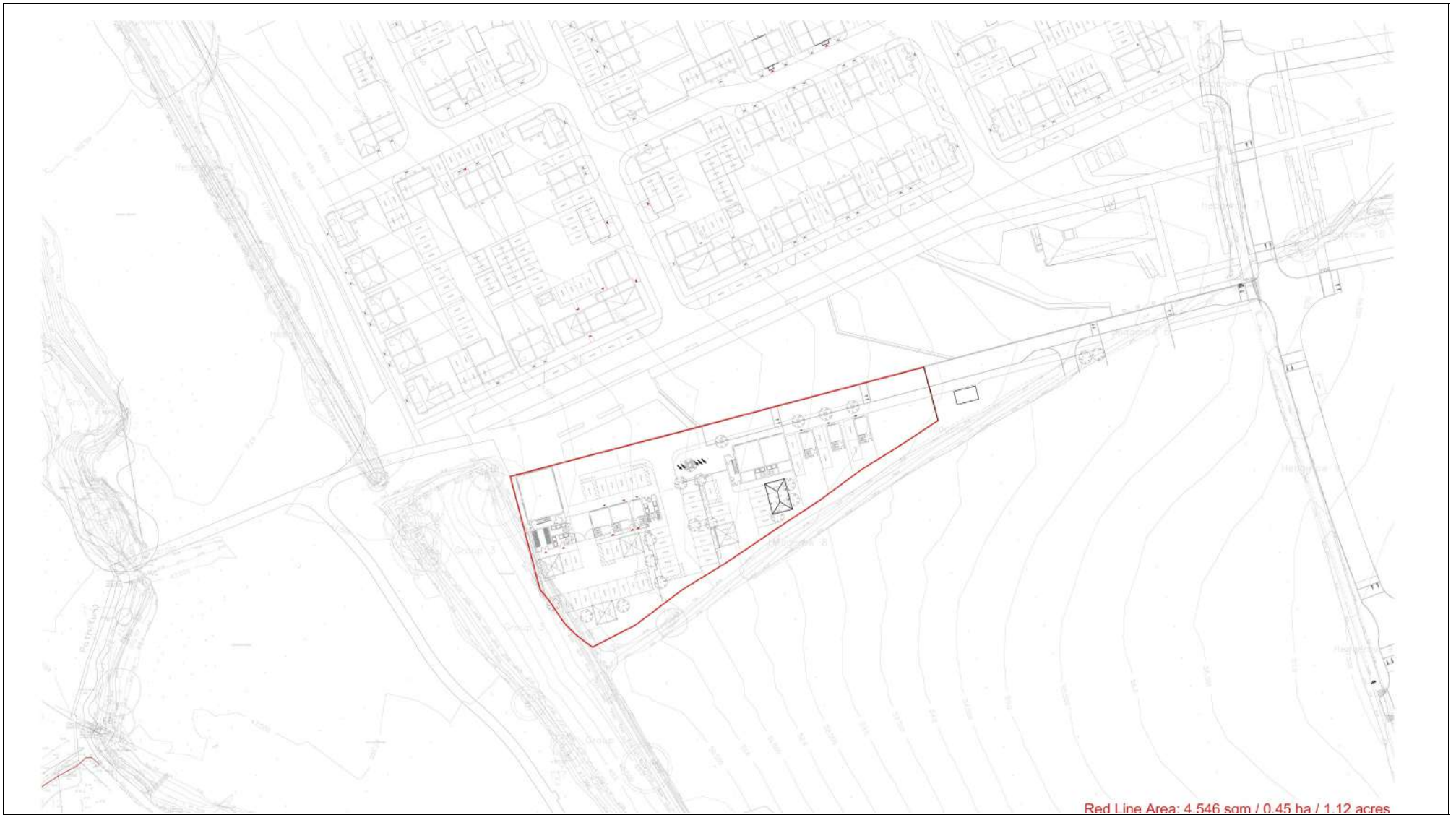


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