

# Harpenden Public Halls, Southdown Road, Harpenden, Hertfordshire, AL5 1TE

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



Prime development / redevelopment opportunity

## EXECUTIVE SUMMARY

- Site area of approximately 0.68 acres (0.27 ha).
- Prime town centre location.
- Close proximity to Harpenden Railway Station.
- Draft allocation in St Albans Local Plan for 26 dwellings.
- For sale by Informal Tender.
- Offers sought by **12 noon on Thursday 14<sup>th</sup> March 2024.**



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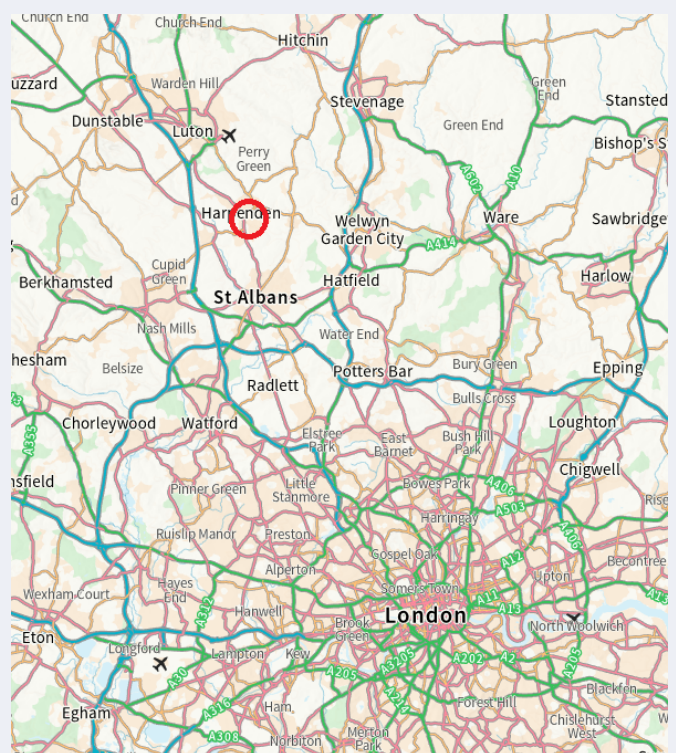
### LOCATION

The site is located near the centre of Harpenden, a market town and civil parish in the City and District of St Albans, Hertfordshire.

Junction 9 of the M1 is 4.1 miles (6.6 km) away facilitating access to the M25 to the south and the A1(M) to the east, with journeys to central London of 33 miles (53 km). St Albans City Centre is approximately 5 miles (8 km) from the site via the A1081. London Luton Airport is 6.6 miles (10.6 km) away.

Harpenden offers a range of state and private school options for all age groups.

The Harpenden Public Halls are within walking and cycling distance of the town's key services and facilities including the train station, which is approximately 0.15 miles (0.24 km) east and provides commuting times of approximately 35 minutes to London St Pancras International.



## DESCRIPTION

The site measures approximately 0.68 acres (0.27 ha). Access can be taken from both Southdown Road to the west and Arden Grove to the east.

To the north of the property are commercial buildings which front Station Road (a designated Primary Shopping Frontage) and south is the Grade II\* listed Harpenden Hall. East of the site is Arden Grove and a mix of residential and commercial development. The Public Halls overlook Harpenden Common which lies to the west.

The Harpenden Public Halls were originally constructed in 1938, are brick built and comprise of 2 storeys with a Gross Internal Area of approximately 49,890 Sq. Ft (4,635 Sq. M).

Facilities include the main and secondary halls, a stage area with associated dressing rooms, w/c facilities, a commercial kitchen, and a 2 bed residential apartment located on the first floor.

The site is laid to hardstanding and currently provides 22 car parking spaces accessed via Arden Grove, with 4 disabled spaces located off of Southdown Road.

## PLANNING

Harpenden is located in the administrative area of St Albans City and District Council. The Halls were previously used as a public venue under Use Class F2 (Local Community Uses) and is located within the Harpenden Conservation Area.

St Albans' emerging Local Plan identifies the site as a draft Allocation Within Urban Settlements, with a proposed use of 26 residential units (indicative). Local Plan adoption is expected late 2025.

A planning application (ref: 5/2022/2611) was submitted in October 2022 for the demolition of the existing building and provision of 29 residential units and 320 Sq. M of commercial floorspace. The application was withdrawn on 16<sup>th</sup> February 2023.

The existing building is connected to the adjacent Grade II\* listed Harpenden Hall via a linking corridor. Planning Permission and Listed Building Consent (ref: 5/21/1299) for "*the separation of the buildings*" was granted on 15<sup>th</sup> July 2021.

For further design guidance we would direct you to the design brief issued by St Albans City and District Council Planning Department which can be found in the Data Room.

Further information in regards to all aspects of planning along with a Planning Brief prepared by Strutt & Parker can be found in the Data Room.

## SERVICES

Prospective purchasers are advised to make their own enquiries with the relevant service providers.

## TENURE

The site is to be sold Freehold with vacant possession.

## VAT

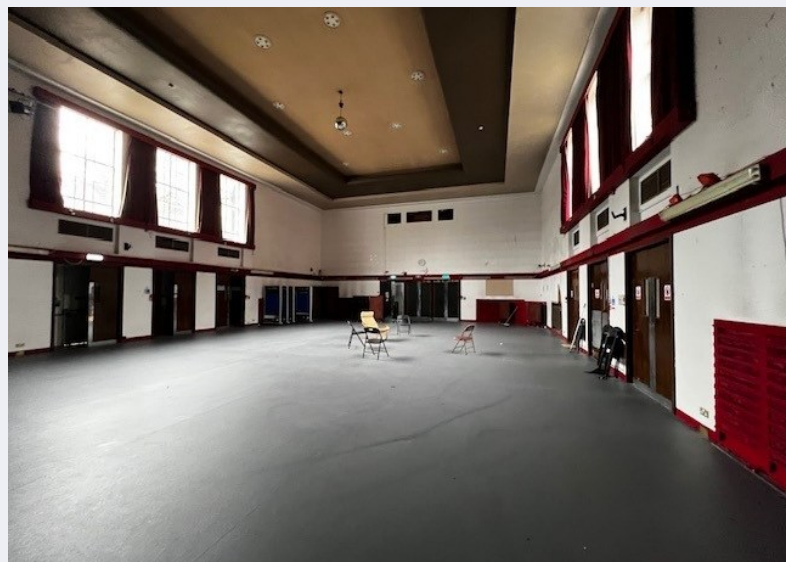
Any guide price quoted or discussed is exclusive of VAT. In the event that a sale or any part or right attached to it becomes chargeable for the purposes of VAT and as such, the tax shall be payable by the purchaser.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to, and with the benefit or burden of all existing wayleaves and easements, whether or not specifically referred to in these particulars.

## DATA ROOM

Access to a Data Room containing all relevant information is available on request.





#### IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2024. Particulars prepared January 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

## METHOD OF SALE

Strutt & Parker have instructions to place the property on the market with a view of selling it at the best consideration which can be achieved as a result of the marketing campaign.

The Vendors do not undertake to accept the highest or indeed any offer.

Informal tenders should be sent to [Harry.Cole@struttandparker.com](mailto:Harry.Cole@struttandparker.com) and received by no later than **12 noon on Thursday 14<sup>th</sup> March 2024**.

Bidding guidelines can be found on the Data Room.

## VIEWINGS

Viewings should be arranged by prior appointment with the selling Agent.

Potential purchasers should note that Strutt & Parker take no responsibility for any injury or accidents on the property. Viewers and visitors do so at their own risk.

## CONTACTS

For more information and appointments to inspect please contact:

### Harry Cole

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### James Marner

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