

## For Sale

## Development Opportunity

On behalf of North Hertfordshire District Council

February 2018

---

## Land adjoining Ivel Court, Radburn Way, Letchworth, Hertfordshire, SG6 2NL

- Residential development opportunity, subject to gaining the necessary consent
- Site area approximately 0.23 hectares (0.56 acres)
- Freehold interest for sale via informal tender
- Subject to planning offers invited
- Bid deadline 12 noon Wednesday 14th March



## Location

The site is located approximately 2km south east of Letchworth town centre and approximately 3.5km south west of Baldock town centre.

The site benefits from existing vehicular access to the south, via Radburn Way. Radburn Way runs west to east directly south of the site and connects to Letchworth Gate (A505) which crosses, and has access to, Junction 9 of the A1(M). Junction 9 of the A1(M) is located approximately 1.5km to the south of the site.

The site comprises an area of land which is approximately 0.56 acres and is bound to the south by Radburn Way, to the north by Jackman's Community Centre, to the west by a residential care home and to the east by the pedestrian access to the Jackman's Community Centre and Ivel Court.

## Description

The site itself comprises a hard surfaced area, currently used as a car park in addition to two grassland areas separated by the tarmac access from Radburn Way to the car park. One of the grassland areas (towards the east of the site) is framed by shrubs and plants and the other (towards the west of the site) comprises a group of approximately 15 trees.

## Planning

The site is located within the administrative boundary of North Hertfordshire District Council.

The site is previously developed land and the effective re-use of brownfield land is in accordance with the National Planning Policy Framework (NPPF).

There are no adopted or emerging planning policies that specifically protect against the loss of existing car parking spaces, nonetheless this will be a key planning issue that will need to be satisfied in order to justify redevelopment.

Should the policies associated with the loss of the existing use can be satisfied, the site would be suited to a mix of uses including residential, town centre uses (of an appropriate scale) and community uses.

A Planning Briefing note can be downloaded from the GVA website.

## Title

The site is held freehold by North Hertfordshire District Council under title number HD484992. Title documents can be downloaded from the website and purchasers should rely on their own enquiries in relation to title matters.

## Viewings

The site is self accessible for viewings.

## VAT

We understand that the site has not been elected for VAT.

## Terms

A copy of the draft conditional contract is also available as part of the marketing pack from the GVA website.

We are seeking subject to planning offers via informal tender.

All bids should be submitted on a specific bid proforma available from GVA upon request and emailed to [james.warner@gva.co.uk](mailto:james.warner@gva.co.uk) by **12 noon Wednesday 14th March 2018**.

For further information please visit [www.gva.co.uk/13783](http://www.gva.co.uk/13783)

Contact:

**James Warner**  
0207 911 2466  
[james.warner@gva.co.uk](mailto:james.warner@gva.co.uk)

**Isabelle Garner**  
0207 911 2191  
[isabelle.garner@gva.co.uk](mailto:isabelle.garner@gva.co.uk)

**Property ref**  
[gva.co.uk/13783](http://gva.co.uk/13783)  
08449 02 03 04



GVA  
65 Gresham Street, London EC2V 7NQ  
GVA is the trading name of GVA Grimley Limited. ©2017 GVA

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.