



Indicative Site Plan

## Sauncey View Lodge, Common Lane Harpenden, Hertfordshire, AL5 5DN

Residential Development Opportunity





## Key Highlights

- Opportunity to redevelop existing C3 residential into a higher density scheme;
- Located on the northeast edge of Harpenden, Hertfordshire;
- Extends to approximately 0.59 hectares (1.46 acres);
- Initial technical and planning investigations undertaken with positive pre-application feedback;
- Historically proposed as a draft allocation in the North East Harpenden Broad Location in the SADC withdrawn Local Plan;
- Unconditional or subject to planning offers are sought for the freehold interest with vacant possession;
- Offers are to be received by **12 noon on the 1<sup>st</sup> July 2022.**

## Sauncey View Sketch Layout

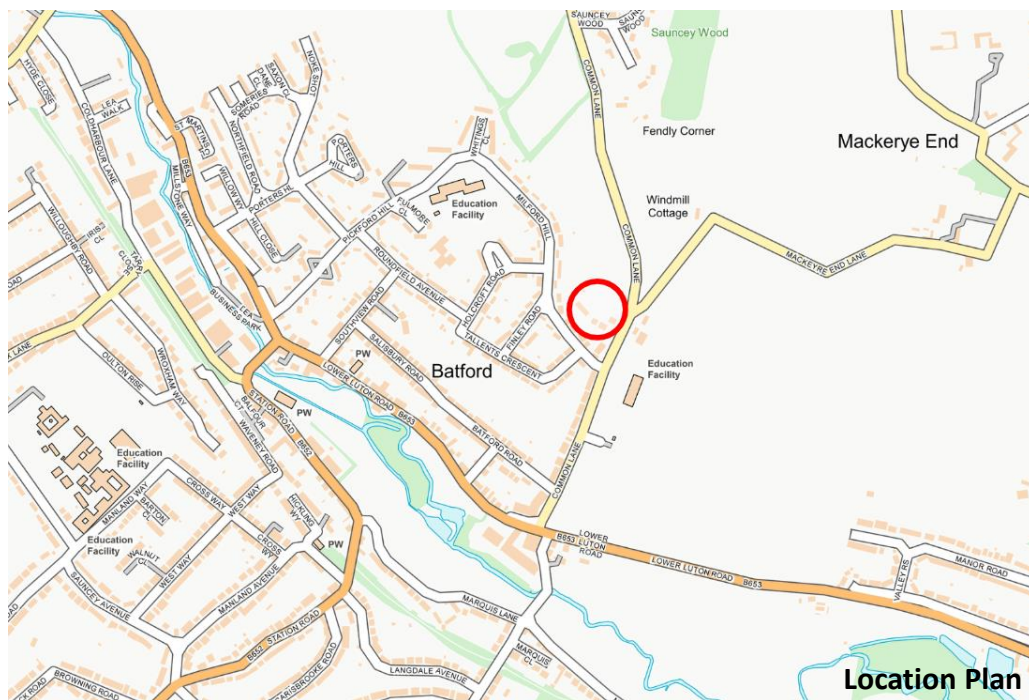
Schedule

Unit	Size	Beds	No	
A	50m <sup>2</sup>	1	3	HA units
B	61m <sup>2</sup>	2	3	HA units
C	70m <sup>2</sup>	3	3	HA units
D	104m <sup>2</sup>	3/4	2	
E	107m <sup>2</sup>	3/4	11	
F	133m <sup>2</sup>	4	4	
G	143m <sup>2</sup>	4	2	

nb- 35% Affordable Housing provision- 10 units (9,8)- plots 3-6 and 23- 28

AREA RESERVED FOR FUTURE WIDENING OF COMMON LANE





## Introduction

On behalf of the landowners, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in Sauncey View Lodge, Common Lane, Harpenden, Hertfordshire (hereafter referred to as 'the Property').

Offers are invited on an unconditional and subject to planning basis. Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken a full analysis of the Property and understood all of the obligations to be placed upon them.

The full Information Pack can be found at <https://savillsglobal.box.com/s/moyb3gkbbkdjl0zrn30empwjd4q8qu81z>

## Location

The Property is located on the north eastern edge of Harpenden, a town and civil parish in the City and District of St Albans, Hertfordshire. Harpenden is approximately 3.6 km (2.2 miles) east of Redbourn, 7.1 km (4.4 miles) north of St Albans and 8.4 km (5.2 miles) south of Luton.

Harpenden is a popular, commuter town with strong transport connectivity. The railway train station is located approximately 1.6 km (1 mile) southwest of the Property, providing frequent direct services into London St Pancras, with the quickest journey time of approximately 26 minutes. The B635 is located to the south of the Property and can be accessed via Common Lane, leading to Luton and the M1 to the north and Welwyn Garden City and A1M to the south. The Property is currently served by three regular bus services with bus stop infrastructure located within close proximity. Luton Airport is situated approximately 6.5 km (4 miles) to the north of the Property.

Harpenden is well noted for its prestigious schools and specialist academies. Primary schools include The Abbey, Crabtree and St Nicholas with secondary education catered for by Katherine Warrington, St George's, Sir John Lawes and Roundwood Park. Harpenden Town Centre offers a variety of eating establishments, bespoke shops and two supermarkets, distributed along the High Street. Social facilities include Harpenden Common golf course, a sports centre and Rothamsted Park research centre.

## Description

The Property comprises a substantial existing residential dwelling with associated outbuildings, including a residential annexe, a gym and swimming pool complex and garages (planning use class C3). The Property is irregular in shape and extends to approximately 0.59 hectares (1.46 acres).

The Property lies to the west of Common Lane with Milford Hill to the south. The Property is bound to the south largely by residential property, with agricultural land to the north. We understand that directly opposite the Property, planning permission has been approved for four new dwellings, by way of a barn conversion.

## Planning

The Property falls under the planning jurisdiction of St Albans City and District Council. A draft Local Plan was submitted in March 2019 to replace the adopted Core Strategy and adopted Local Plan (1994). The emerging Local Plan was due to run from 2020 to 2036, however in September 2020, the Planning Inspector found that the Council had not met the Duty to Cooperate and stated that this could not be remedied through the Examination process. In December 2020 the emerging Local Plan was withdrawn and St Albans remains in the process of creating a new Local Plan due to run from 2020 to 2038. It should be noted that the Property was previously proposed as a draft allocation as part of the North East Harpenden Broad Location in the withdrawn Local Plan.

Between 25th January 2021 and 8th March 2021, the Council held a 'Call for Sites' consultation and details of the Property were submitted. A copy of the submission can be found in the Information Pack.

A transport Technical Pre-Application Report (2021) was produced by Milestone Transport Planning and submitted to Hertfordshire County Council in respect of associated highway works for a residential redevelopment scheme at the Property. Feedback received from the Council was positive, subject to additional technical work being undertaken, and is included in the Information Pack.

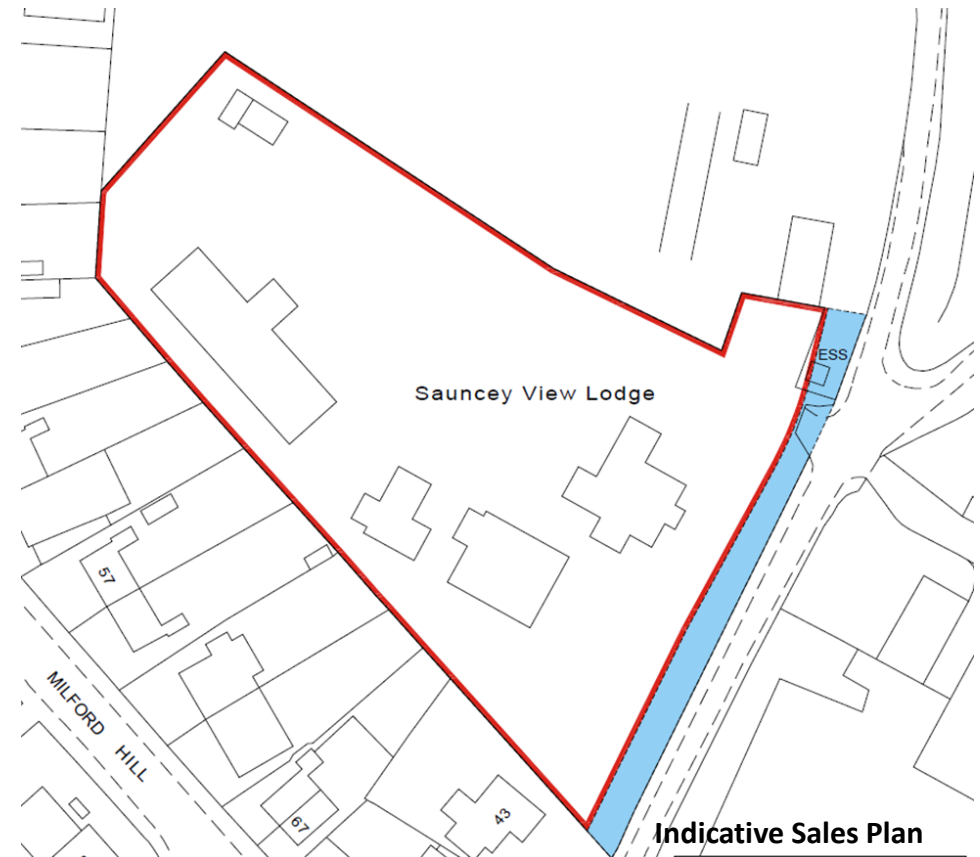
There are several historic planning applications relating to the Property, mainly in relation to householder applications. The Property is not affected by Listed Building, Conservation Area or flood risk designations, however, is protected by Green Belt planning policy.

A Planning Briefing Note (May 2022) of the Property has been prepared by DLA Town Planning, included in the Information Pack. This note highlights *'its status as a brownfield site, adjacent to the built-up area and causing very little harm to the Green Belt gives it an almost unparalleled status among other potential Green Belt housing sites'*.

## Technical

A technical Information Pack has been put together and made available to all parties. We advise that any purchaser reviews the Information Pack thoroughly and makes themselves comfortable with the contents therein.

A Phase I Geo-Environmental Desk Study and a Topographical Survey are included within the Information Pack.



## Retained Land

The landowners will retain a strip of land along the south eastern boundary fronting Common Lane. This land, shaded blue on the Indicative Sales Plan, is to be reserved for the future widening of the road. The landowners will also retain a narrow strip of land around the remaining boundaries of the Property. The landowners will grant the necessary legal rights over the retained land for the purposes of delivering a residential redevelopment scheme, to include full rights of access and to lay services media. Please note that there is an existing electricity substation located within the retained land which will be relocated and integrated into the proposed residential redevelopment scheme.

## Tenure

The Property is owned freehold under the Registered Title HD380626. The Property will be sold freehold with vacant possession. A copy of the Land Registry documentation can be found in the Information Pack.



## Rights of Way

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

## Viewings/Meeting with Savills

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

## Bids

Offers are invited on an unconditional or subject to planning basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and understood all the obligations to be placed upon them.

Offers are to be received by **12 noon on the 1<sup>st</sup> July 2022** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked 'Sauncey View Lodge - AJ'. E-mail offers will be acceptable, addressed to [ajones@savills.com](mailto:ajones@savills.com).

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

## VAT

Please note that VAT **will not be** charged on the sale of the Property.

## FURTHER INFORMATION

The full Information Pack can be found at:

**<https://savillsglobal.box.com/s/moyb3gkbbkdjl0zrn30empwjd4q8qu81z>**

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with the sale:

**Abigail Jones**  
[ajones@savills.com](mailto:ajones@savills.com)  
01223 347 094

**Molly Eyles**  
[molly.eyles@savills.com](mailto:molly.eyles@savills.com)  
01223 347 260

## Bid Submission

The following is to be submitted as part of any bid:

- Confirmation of conditionality;
- Outline of board approval process;
- Proof of funds;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon exchange of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide legal undertaking to cover reasonable abortive legal costs.

Subject to planning offers should include a clear planning strategy, timescales and track record for achieving similar schemes.

## Timing

The method of disposal is by informal tender and the deadline for bids is **12 noon on 1<sup>st</sup> July 2022**. Interviews may be held shortly thereafter. As part of the Heads of Terms process, we will set out detailed timescales for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.



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### Savills Cambridge

Unex House  
132-134 Hills Road  
CB2 8PA  
01223 347 000