

Indicative Sales Boundary

Broadwater Gardens

Broadwater Road, Welwyn Garden City, Hertfordshire

AL7 3AX

Consented Residential Development Opportunity

**WALTER
COOPER** **savills**

KEY HIGHLIGHTS

- The Property extends to approximately 1.22 ha (3.01 acres);
- The Property comprises a parcel of cleared brownfield land located centrally within Welwyn Garden City, Hertfordshire;
- The Property benefits from detailed consent for the construction of 289 residential apartments and houses;
- Inviting offers via informal tender strictly on an unconditional basis;
- Offers are to be received by **12 noon** on the **9th November 2023**.



INTRODUCTION

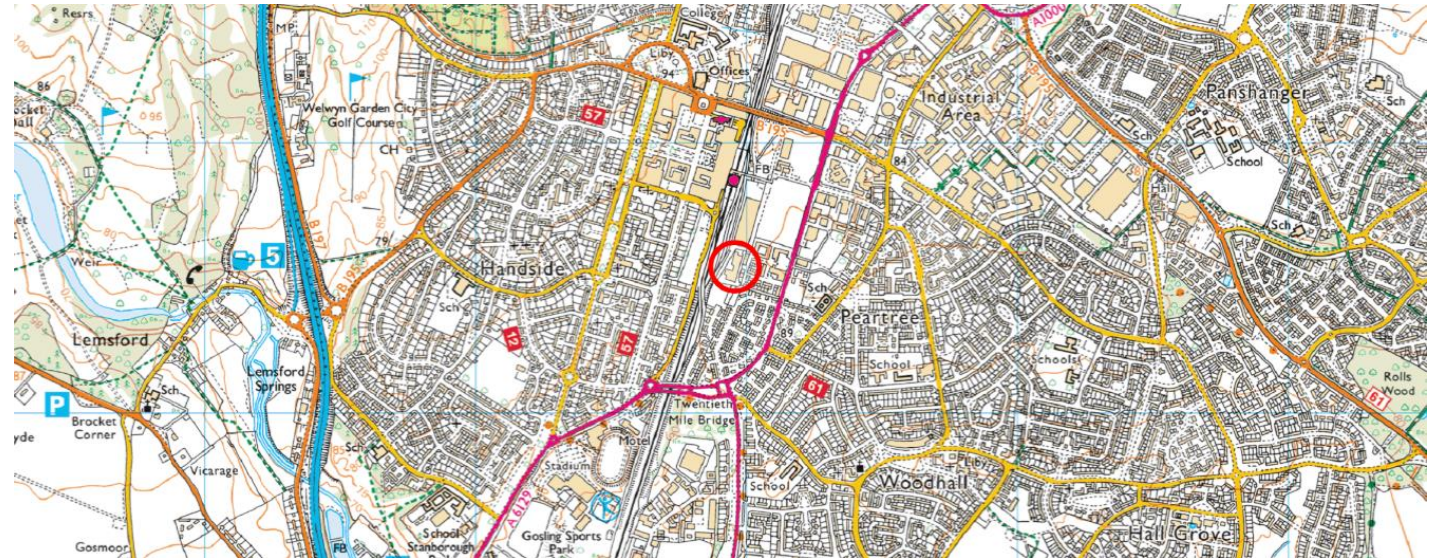
On behalf of the landowner, Savills (UK) Ltd ('Savills') and Walter Cooper, are pleased to offer for sale the freehold interest in Broadwater Gardens, Broadwater Road, Welwyn Garden City, Hertfordshire, AT7 3AX (hereafter referred to as 'the Property').

The method of disposal is by informal tender. Interviews may be held thereafter. Offers are invited strictly on an unconditional 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 the obligations to be placed upon them.

The full Information Pack can be found in the online dataroom accessed at:

[https://sites.savills.com/Broadwater Gardens/](https://sites.savills.com/Broadwater_Gardens/)



Location Plan

LOCATION

The Property is located in central Welwyn Garden City, Hertfordshire. Welwyn Garden City was the second garden city founded in 1920 by Ebenezer Howard, who sought to create well planned towns for healthier living. Welwyn Garden City is located on the East Coast mainline railway providing direct services to London Kings Cross with an average journey time of 28 minutes. There are good road links with junctions 4, 5 and 6 of the A1(M) situated in close proximity to the west, connecting to the M25 and the wider motorway network.

Welwyn Garden City offers a wide range of amenities. The town centre is the main shopping and service centre for the district. The Howard Centre lies adjacent to the railway station in close proximity to the Property and features an extensive range of high street retailers.

The Pall Mall distribution warehouse is located to the north alongside the former Shredded Wheat Factory which has planning permission for a mixed-use development including 1,340 residential units.

To the west is the former Roche site, of which the Property was formerly part of and the East Coast Main Line railway track beyond the Pall Mall distribution centre. To the east and southeast are a mixture of flats, terrace units and semi-detached units. An allotment and a number of residential properties are located to the south.

DESCRIPTION

The Property comprises an irregular shaped parcel of cleared brownfield land which was previously occupied by a Research and Development complex, including laboratory and associated office space, formerly owned by the University of Hertfordshire.

The railway line separates the site from the town centre with access provided via a footbridge approximately 350m to the north of the Property.

In recent years, this area to the west of Broadwater Road has evolved to become predominantly residential and mixed-use development.

The Property is located within Flood Zone 1 and there are no listed buildings within the boundary.

ACCESS

Vehicular access to the Property is provided via the existing access road BioPark Drive, which is to be improved as part of the consent and will have a 4.8m wide carriageway and 3.1m wide footpath and cycleway.





Proposed Elevations – Planning Reference: 6/2020/3420/MAJ

PLANNING

The Property falls under the jurisdiction of Welwyn Hatfield Borough Council (WHBC). The statutory development plan is the Local Plan which was adopted in 2005. WHBC are currently in the process of producing a new Local Plan, which is at an advanced stage, which will shape the future of development in the Borough between now and 2032.

Detailed planning permission has been granted for the demolition of existing buildings and construction of 289 residential units including 10% affordable (Use Class C3) and community hub (Use Class E/F.2), with public realm and open space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure, at Appeal on the 25th August 2022, under the planning reference:6/2020/3420/MAJ.

The scheme will consist of 6 apartment blocks ranging from 2 and 9 storeys and 1 row of terraced housing which will range between 2 and 3 storeys. A total of 219 parking spaces will be provided in the existing basement which will be extended as part of the works. A further 6 parking spaces will also be provided at the community hub.

SECTION 106

A Section 106 Agreement, attached to planning ref: 6/2020/3420/MAJ, has been agreed and signed. The Section 106 Agreement is available in the Information Pack.

ACCOMMODATION SCHEDULE

The proposed accommodation mix is summarised below:

Type	Number	Percentage
Apartments		
Studio	12	4%
1B 2P	90	31%
1B 2P WCP	27	9%
2B 3P	58	20%
2B 3P WCH	2	1%
2B 4P	66	23%
3B 4P	16	6%
3B 5P	10	3%
Houses		
4B 6P	8	3%
TOTAL	289	100%

TECHNICAL

We recommend reviewing all technical documents in detail. We have summarised the key points below:

ARBORICULTURAL

An Arboricultural Report was produced in December 2020, which concluded that the Property is acceptable in arboricultural terms.

NOISE

Noise Solutions Ltd undertook a noise assessment in November 2020. The report concluded that through the use of suitable glazing, ventilation and the provision of shielded external amenity areas, the proposed development complies with accepted acoustic practice.

GEO-ENVIRONMENTAL

Symbiotic Solutions undertook a Phase I & II Geo-Environmental Assessment in July 2019. We have summarised the key conclusions below:

"It is considered that from a geo-environmental perspective the site is suitable for the proposed development in its current condition and that on the basis of the currently available data, no specific remediation works are required."

ECOLOGICAL

Green Environmental Consultants undertook an Ecological Impact & Biodiversity Net Gain Assessment in August 2020. We summarise the conclusion below:

"There are no significant ecological constraints to the redevelopment of the Site and the potential impacts on existing wildlife are likely to be minimal. Redevelopment offers scope for significantly increasing biodiversity by providing opportunities for roosting bats and nesting birds that are currently lacking, along with other landscape provision such as wildlife-friendly planting to encourage greater biodiversity than is present currently."

DRAINAGE STATEMENT

Curtins produced a Flood Risk Assessment and Drainage Strategy in February 2021, we have summarised the key conclusions and recommendations below:

"The online EA flood map shows the development site is in Flood Zone 1.

Thames Water sewer records show the site is served by a 225mm diameter foul and surface water sewer beneath Broadwater Road. There is also a 525mm surface water sewer beneath Broadwater Road.

The site will discharge via gravity before being pumped at a rate of 1.6l/s to the existing Thames Water surface water sewer beneath Broadwater Road."

TRANSPORT ASSESSMENT

I-Transport undertook a Transport Assessment in December 2020. The findings are summarised below:

"The development includes some 219 car parking spaces across the site for residents. This equates to a parking ratio of 0.76 spaces per resident. In addition, the site will provide allocated visitor parking, disabled parking, a car club space and 22 spaces equipped with active electric vehicle charging provision and a further 22 with passive provision. The provision is in accordance with the WHBC's parking standard in sustainable Zone 2 and 3 locations such as this.

The site is in a highly sustainable location in transport terms. The proposed development is located where the need to travel will be minimised and well located for residents to 'take up' the opportunities for sustainable travel in the context of its location.

The development proposal is considered acceptable in transport and highways terms. It can be accommodated within the existing highway infrastructure, and the cumulative impact would be considered not severe."

DATAROOM: PLANNING AND TECHNICAL DOCUMENTS

Parties should satisfy themselves with the documents included within the online dataroom. We list below the available documents:

LEGAL

- Title Register
- Title Plan
- Section 106

PLANNING

- Accommodation Schedule
- Appeal Decision
- Application Form
- CIL Form
- Block Plans
- Consultee Responses
- Design and Access Statement
- Decision Notice
- Elevations
- Floor Plans
- Health and Wellbeing Statement
- Heritage, Townscape and Visual Impact
- Landscape Plans
- Officer Report
- Site Plans
- Savills Marketing Report
- Site Notice
- Statement of Community Involvement
- Superseded Plans
- Financial Viability Assessment / Appraisal

TECHNICAL

- Arboricultural Report
- Basement Impact and Ground Movement Assessment Report
- Biodiversity Survey
- Construction Management Plan
- Cost Plan
- Daylight and Sunlight Assessment
- Economic Statement
- Environmental Impact Assessment
- Flood Risk Assessment
- Geo-environmental Assessment
- Noise Assessment
- Outline Fire Strategy
- Parking Provision
- Refuse & Recycling Strategy
- Site Resource Management Plan
- Topographical Survey
- Transport Assessment

TENURE

The Property is owned freehold under the Registered Title HD449848. 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

Viewings are strictly by appointment only to be arranged through Savills or Walter Cooper.

A viewings day will be arranged during the course of the marketing period. Further details will be provided.

BIDS

Offers are invited strictly on an unconditional 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 9th November 2023** via email, addressed to ajones@savills.com or nigel@waltercooper.co.uk.

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

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

- Confirmation that the offer is unconditional;
- Proof of funding;
- Outline of board approval process;
- Confirmation that due diligence has been undertaken;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon completion of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide legal undertaking to cover reasonable abortive legal costs.

TIMING

The method of disposal is by informal tender and the deadline for bids is **12 noon on 9th November 2023**. Interviews may be held shortly thereafter.

As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.

VAT

Please note that VAT **will be** charged on the sale of the Property.

FURTHER INFORMATION

The full Information Pack can be found in the online dataroom accessed at:

https://sites.savills.com/Broadwater_Gardens/

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
07807 999 647

Nigel Palmer
nigel@waltercooper.co.uk
07841 684 904

Stuart Smart
stuart@waltercooper.co.uk
07946 488 996

Molly Eyles
molly.eyles@savills.com
07977 030 111



Site Location Plan

IMPORTANT NOTICE

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