



View of existing building from George Street

3 GEORGE STREET

WATFORD,
HERTFORDSHIRE, WD18 0BX

CONSENTED RESIDENTIAL
DEVELOPMENT OPPORTUNITY
FOR SALE



VANDERMOLLEN
REAL ESTATE

Executive Summary

A consented residential development opportunity for sale with prior approval and planning permission totalling 35 residential units.

- Prior approval for conversion of the existing building to provide 26 residential apartments (Planning reference: 20/01393/OPD).
- Change of use of the ground floor medical use to provide 4 residential apartments (Planning reference: 20/01385/FUL).
- Planning permission for erection of a single storey roof extension to create 5 additional residential units (Planning reference: 18/01496/FUL).
- The 35 residential units comprise of 7 x studios, 21 x 1 beds and 7 x 2 beds with a total NSA of 1,678 sqm (18,063 sq ft).
- Site extends to 0.14 hectares (0.35 acres) and consists of an existing three storey office building with 51 basement car parking spaces and a further 12 in the car park to the rear of the building.
- Potential for redevelopment to alternative uses, including care home, educational and others subject to the necessary planning consents.
- For sale freehold with vacant possession.

View of existing building from George Street



Office Floor



View from the rear



The Existing Building



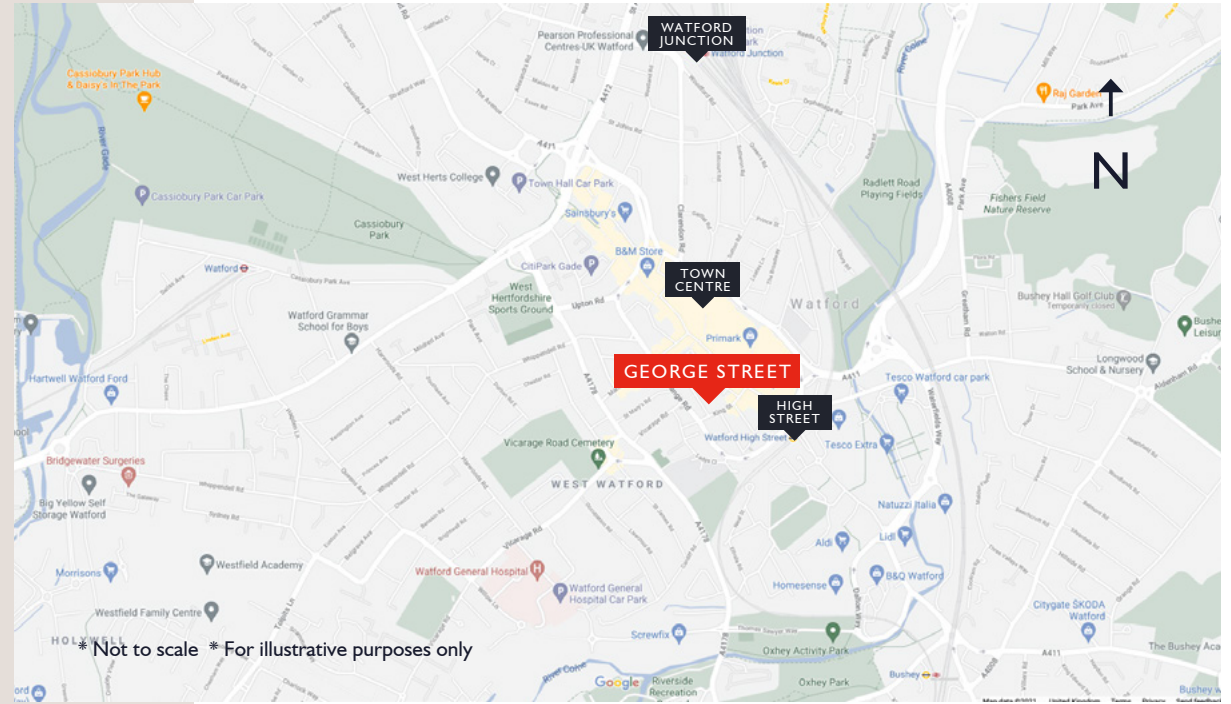
Location

The site is situated on George Street, in Watford Town Centre, Hertfordshire.

The subject property is currently a 3-storey office building which is located in the designated St Mary's Conservation Area. To the immediate North is a two-storey office building, and to the south is a building known as Chiltern House, which contains retail units at ground floor with residential apartments above. To the east are a collection of commercial and residential buildings and George Street lies to the west.

The site extends to 0.14 hectares (0.35 acres) and consists of an existing three storey office building with a lift and is currently vacant. There are 63 car parking spaces arranged across a surface level and basement car park. The surrounding area is a mix of office, retail and residential accommodation. Watford is a thriving regional town with a bustling town centre and excellent transport connections to London and the South East. Intu Watford Shopping Centre, anchored by John Lewis and Marks & Spencer, is located 300 metres to the north and has recently undergone a £180 million redevelopment.

The site has excellent transport links. It is located 500 metres west of Watford High Street Station, which provides London Overground services into Euston, through local stops and other north west London stations including, Harrow & Wealdstone, Wembley, and Willesden Junction. The site is 1.3 km (0.8 miles) south of Watford Junction station which provides direct rail services into London Euston in 15 minutes (Source: TFL). The site offers excellent access to the national motorway network and is approximately 3.7 km (2.3 miles) south west of the M1, and approximately 6.4 km (4 miles) south of the M25.



Planning

The property falls within the jurisdiction of Watford Borough Council. The site is located within the St Mary's Conservation Area and the building is not listed.

The site benefits from 1 prior approval and 2 planning permissions, which are set out below:

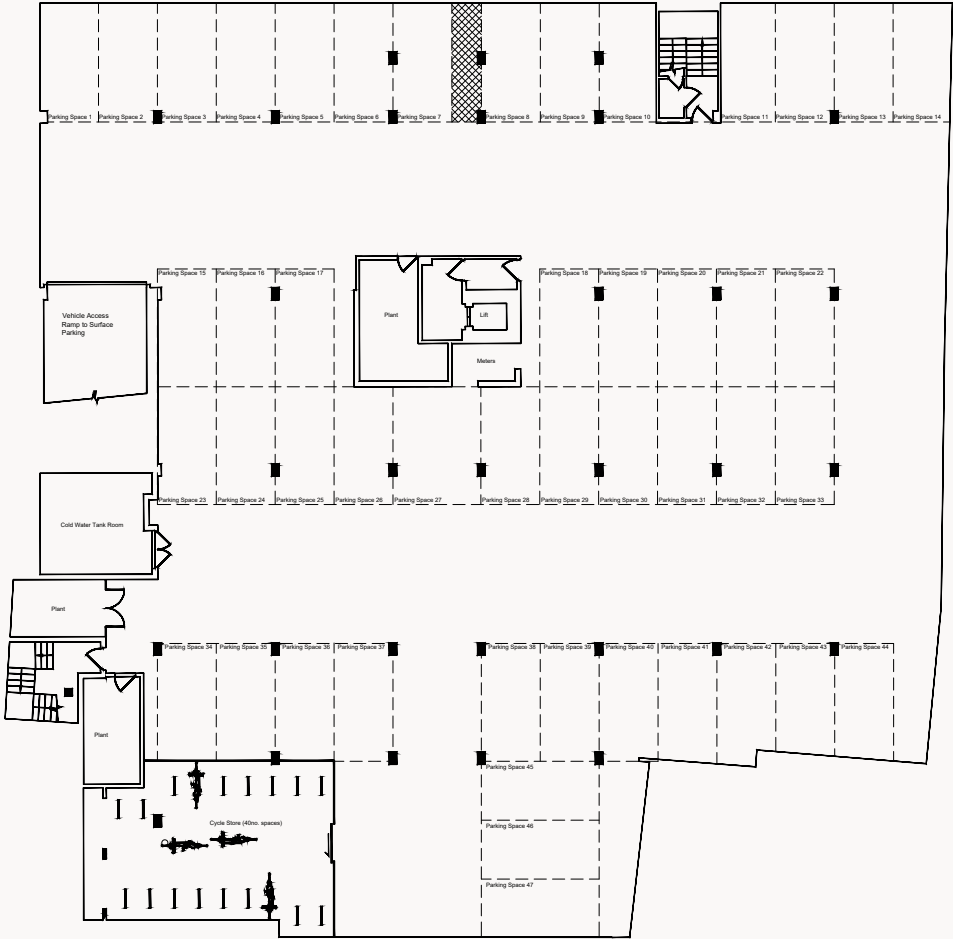
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Proposed Schedule of Accommodation

Flat	Floor	No. of bedrooms	Floor Area Sq M	Floor Area Sq Ft	Planning reference
1	Ground Floor	1	56.4	607	Change of Medical Use (Planning reference: 20/01385/FUL)
2	Ground Floor	1	52.9	569	
3	Ground Floor	Studio	49.4	532	
4	Ground Floor	1	52.4	564	
5	Ground Floor	1	56.4	607	Prior Approval Conversion (Planning reference: 20/01393/OPD)
6	Ground Floor	Studio	38.6	415	
7	Ground Floor	Studio	38.7	417	
8	Ground Floor	1	44.4	478	
9	Ground Floor	1	52.5	565	
10	First Floor	1	40.4	435	
11	First Floor	Studio	38.6	415	
12	First Floor	Studio	38.7	417	
13	First Floor	1	44.4	478	
14	First Floor	2	62.8	676	
15	First Floor	1	53.2	573	
16	First Floor	1	44.4	478	
17	First Floor	Studio	38.7	417	
18	First Floor	Studio	38.6	415	
19	First Floor	1	40.4	435	
20	First Floor	2	61.2	659	
21	Second Floor	1	37.9	408	New Build Application (Planning reference: 18/01496/FUL)
22	Second Floor	1	40.6	437	
23	Second Floor	1	37.3	401	
24	Second Floor	2	61.3	660	
25	Second Floor	1	56.5	608	
26	Second Floor	1	37.3	401	
27	Second Floor	1	39.9	429	
28	Second Floor	1	37.2	400	
29	Second Floor	1	50	538	
30	Second Floor	2	67	721	
31	Third Floor	1	42	452	
32	Third Floor	1	42	452	
33	Third Floor	2	61	657	
34	Third Floor	2	63	678	
35	Third Floor	2	62	667	
Total			1678.1	18,063	

Consented Floorplans

Basement

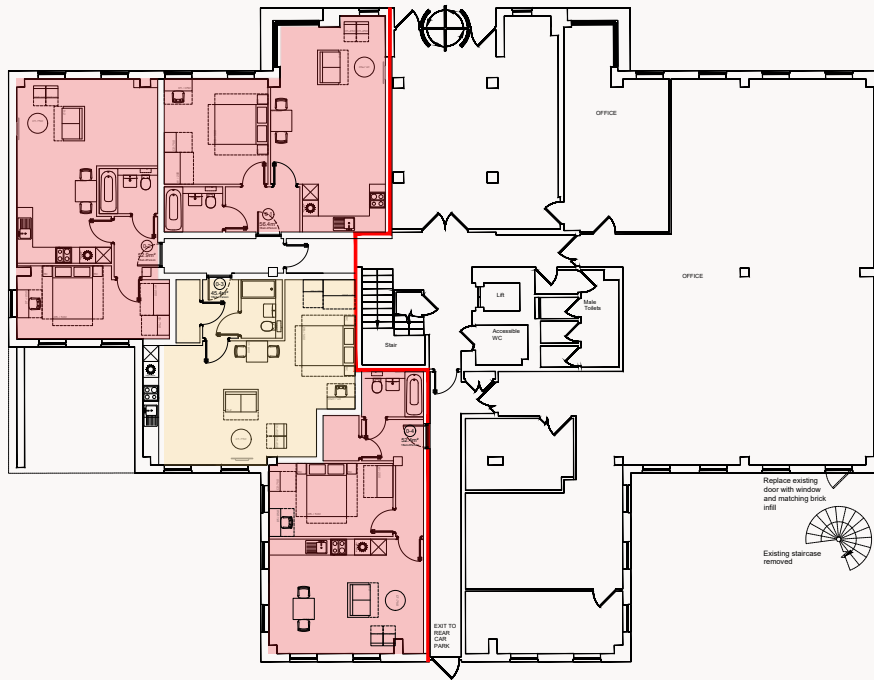


* Not to scale
* For illustrative purposes only

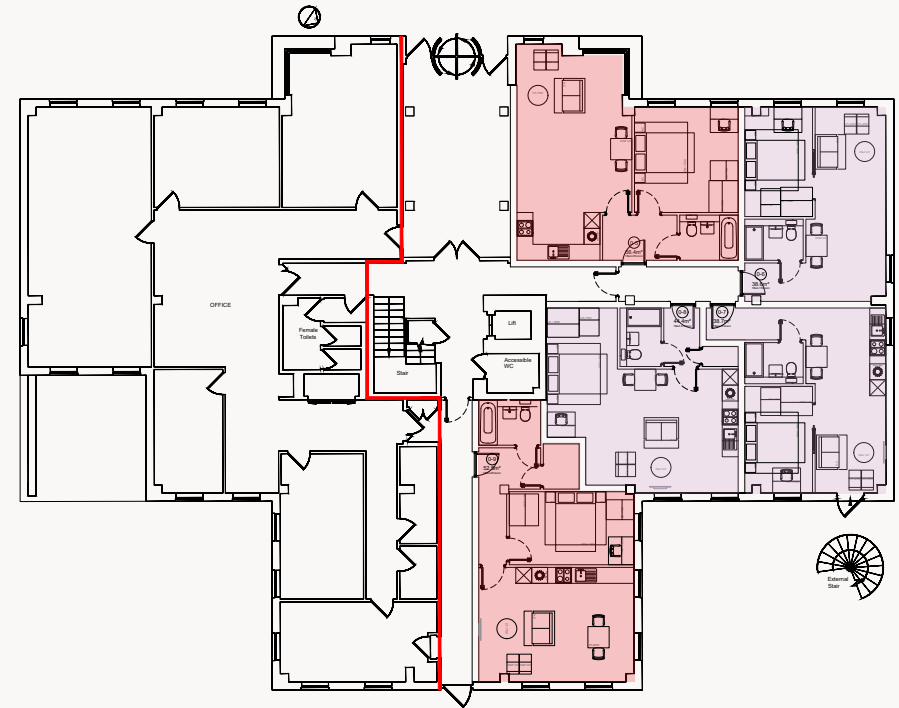
Basement Carpark

Consented Floorplans

Ground Floor



Change of Medical Use
(Planning reference: 20/01385/FUL)



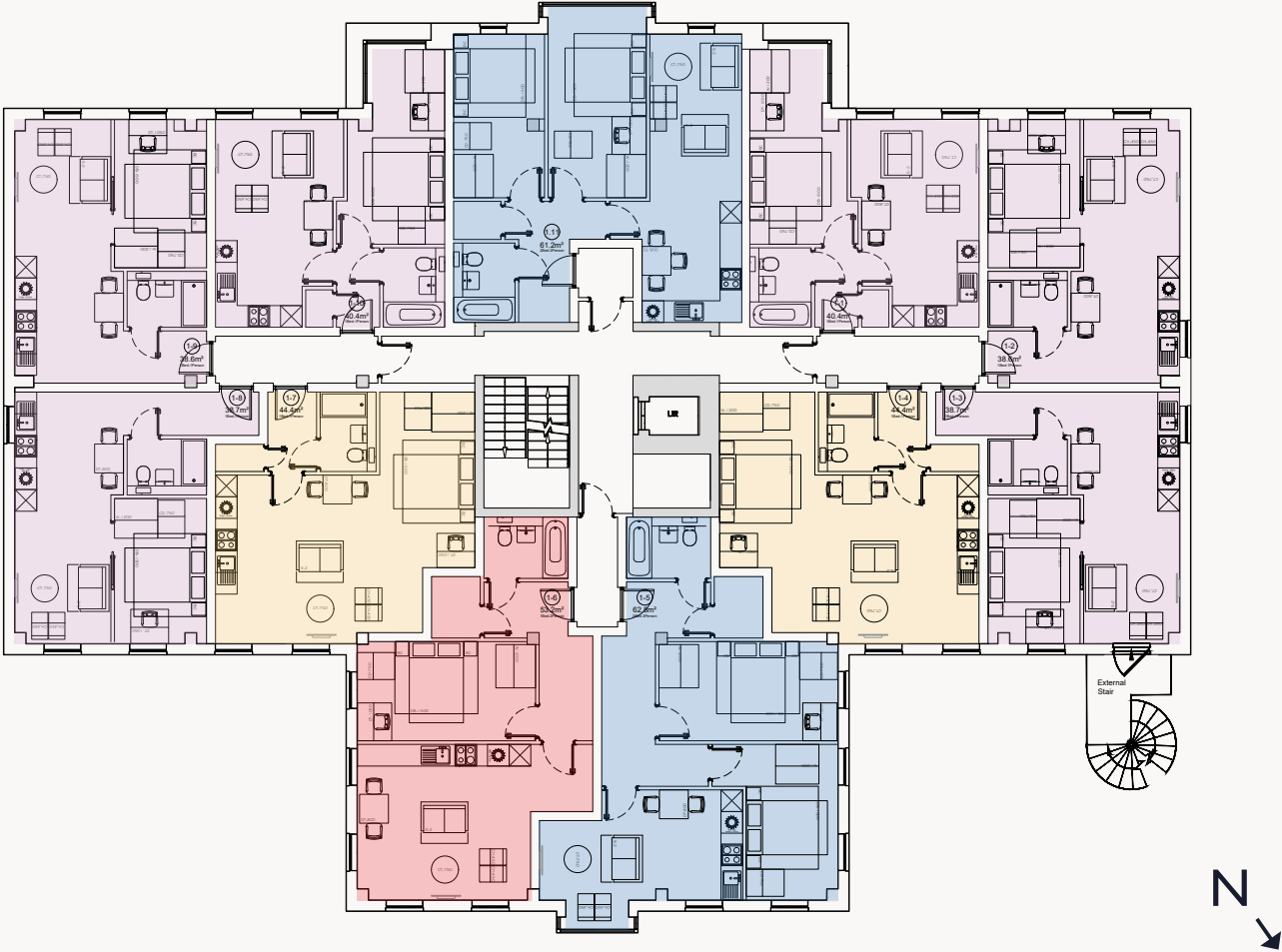
Prior Approval Conversion
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* Not to scale

* For illustrative purposes only

Consented Floorplans

First Floor



* Not to scale
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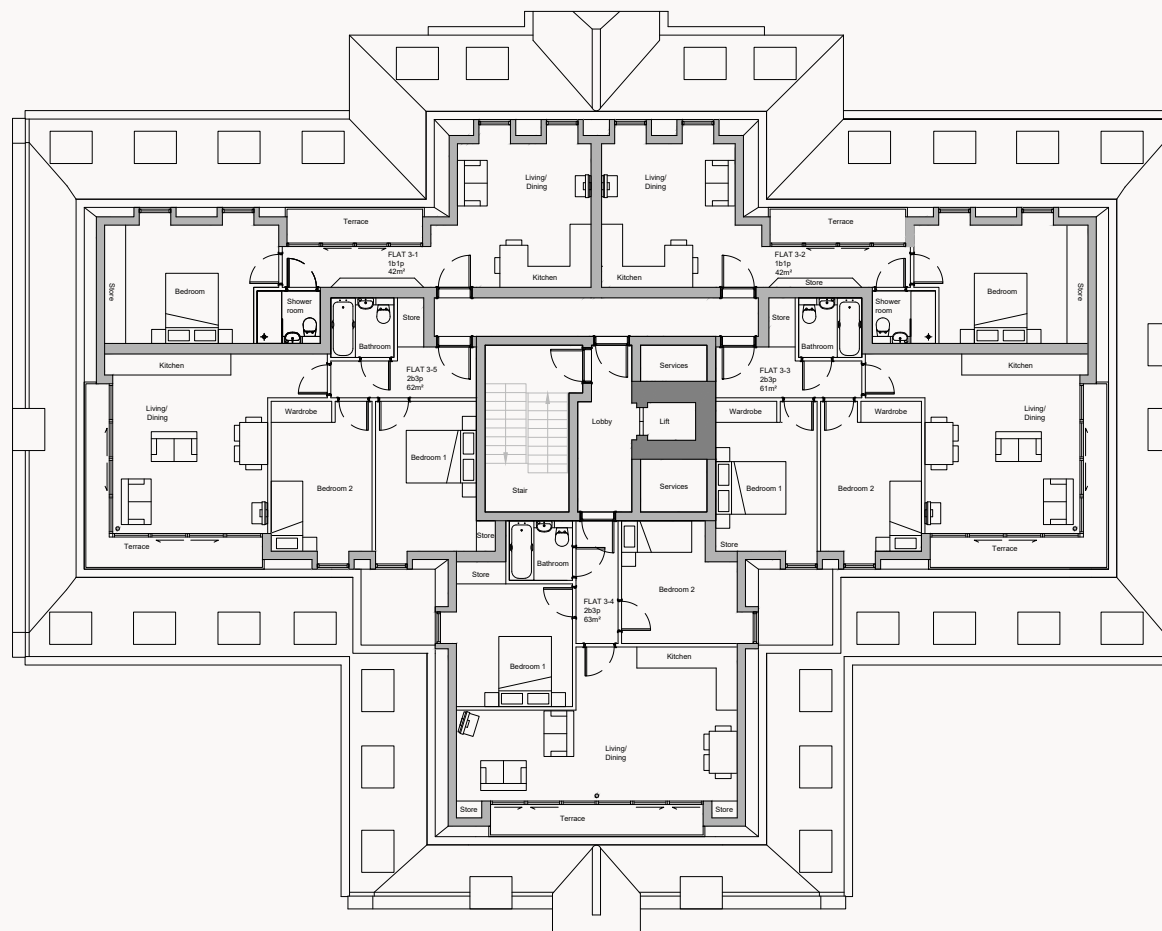
Prior Approval Conversion
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Consented Floorplans

Third Floor



* Not to scale

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New Build Application
(Planning reference: 18/01496/FUL)



View of existing building from George Street

Title and Tenure

The site is sold freehold with vacant possession.

Section 106 & CIL

Each application is subject to unilateral undertakings which include £2,000 'Controlled Parking Zone Contributions'. The development will be subject to a CIL payment of £35,350.59.

Method of Sale

This property is for sale freehold by way of informal tender (unless sold prior).

VAT

The property is elected for VAT.

Viewings

Viewings are strictly by appointment. Please contact the joint sole selling agents to make an appointment.

Further Information

Further plans and information are available by clicking [here](#).

Contact Details

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The Misrepresentation Act 1967.

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