

# 14 Watford Road

RADLETT, HERTFORDSHIRE, WD7 8LD

Consented Residential Development Opportunity



savills

Indicative Sale Boundary



## KEY HIGHLIGHTS

- Full planning permission for demolition of an existing dwelling and with redevelopment to comprise 8 private residential apartments (ref:24/0115/FUL);
- Opportunity to deliver in a sought after location;
- Extends to 0.2 hectares (0.51 acres);
- Unconditional offers are sought for the freehold interest with vacant possession;
- Offers are to be received by **12 noon, 20th June 2024.**

## INTRODUCTION

On behalf of the landowners, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in 14 Watford Road, Radlett, (hereafter referred to as 'the Property').

The method of disposal is by informal tender and the deadline for bids to be submitted is the deadline set out in this brochure. Interviews may be held thereafter.

Offers are invited 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 of the obligations to be placed upon them.

The full Information Pack can be found at: [https://sites.savills.com/14\\_Watford\\_Road/](https://sites.savills.com/14_Watford_Road/)

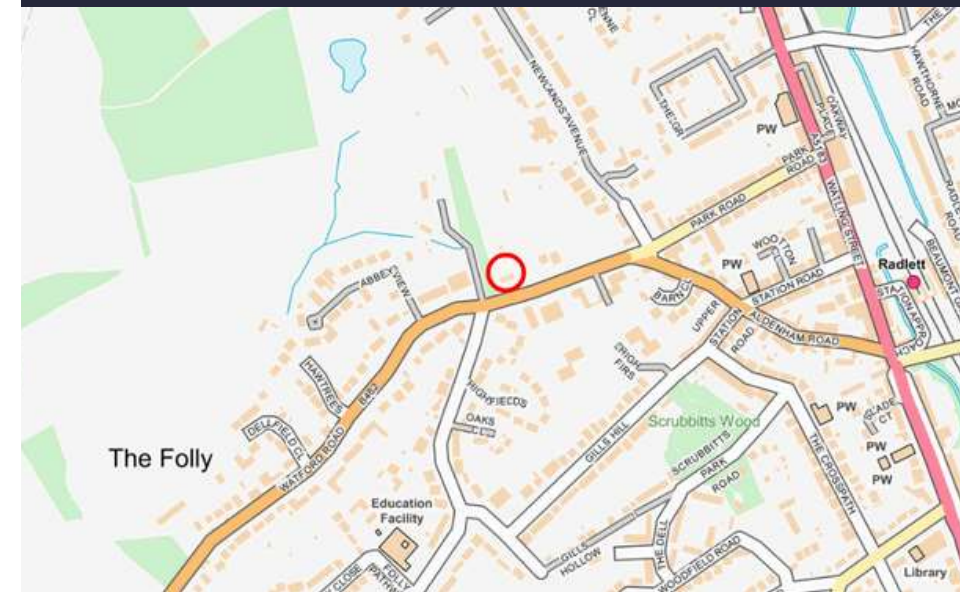
## LOCATION

The Property is located on Watford Road, to the west of Radlett, a sustainable town, situated within Hertsmere Borough Council. Radlett is located 7.1 km (4.4 miles) south of St Albans, 6.6 km (4 miles) east of Watford and 24.6 km (15.3 miles) north of London.

Radlett's population of 10,060 residents (2021 Census) is well served with a range of amenities. Nearby Watling Street offers a range of bars and restaurants, while the wider town offers a butchers, post office, hairdressers as well as convenience superstores.

Education needs are also well provided for with 12 schools in Radlett catering for children aged 2-13 years old, several secondary schools are located in the surrounding towns.

The Property benefits from excellent road connections onto the M1 and M25. Watford Road is the main route between Radlett and Watford, and links via the A41 to junction 5 of the M1. There are two bus stops within walking distance of the Property; one approximately 200m east, which provides an eastbound service and the second approximately 100m west which provides a westbound service. Both bus stops are served by routes 398 and 602. The Property lies 650 meters to the west of Radlett train station which offers direct services into London St Pancras in the quickest journey time of 26 minutes.







## DESCRIPTION

The Property extends to 0.2 hectares (0.51 acres) The Property comprises a residential dwelling constructed of red brick with a steeply pitched plain tiled roof which was built in the mid 20th Century, then was extended after receiving planning permission in 2008, for a single storey rear extension, a two-storey side extension and a detached double garage at the front of the Property,

The Property has a large garden, AstroTurf tennis court/ sports area with an outbuilding near the rear (northern) boundary. The Property also benefits from a band of mature tree screening its southern and western boundaries.

The Property is bound by Watford Road to the south, paddock land to the north, recent residential redevelopment to the east and the tree lined drive to number 16 to the west. The Property is situated in a popular residential area.

Watford Road has seen extensive redevelopment comprising modern apartment schemes which provide a high level of build standard, amenity and accommodation. Recent development schemes include the Radlett (18 Watford Road), VII (8 Watford Road), The Goldleaf (10a & 10b Watford Road) and Newland Heights (12 Watford Road) which is adjacent to the Property.

The Property benefits from full planning permission to develop eight apartments with associated basement parking.

## ACCESS

Access to the Property will continue via the existing access from Watford Road. Refuse would be collected from the roadside, as is currently done for the existing dwelling.

A basement parking level provides 16 parking spaces and is accessed via a 5m wide ramp on the eastern side of the block. At basement level, there is also a secure cycle store for 16 bikes, and additional private storage areas for each flat, which could also be used for cycle storage.

The pedestrian entrance to the block is central to the front elevation and is highlighted by a cast stone surround and canopy. The rear communal garden can be accessed directly via a pathway to the eastern edge of the Property, or through a central corridor running through the building.





## PLANNING

The Property falls within the planning jurisdiction of Hertsmere Borough Council.

A planning application for the Property was historically submitted by Tempietto Architects which proposed 4 houses and a block of 4 flats on the site, with a basement parking level under the planning reference: 22/1269/FUL. The application was withdrawn in August 2023 following feedback from Hertsmere Borough Council.

Subsequently, planning permission for the demolition of existing dwelling, garage and gym, redevelopment of site to provide three storey building with flat roof, comprising 8 x 3 bed flats with basement level parking to include electric vehicle charging points and cycle store; bin store, associated landscaping and continued use of access via Watford Road was granted on the 22nd April 2024 under the planning reference: 24/O115/FUL.

The Property does not fall within a conservation area or Flood Zone, but it is covered by a Tree Preservation Orders- Area, which protects the whole landscape.

## CIL

A CIL liability notice will be made available to bidders during the marketing process.

## ACCOMMODATION SCHEDULE

The consented accommodation schedule is summarised below:

Level	Plot	Beds	Area Sq Ft
0	0.1	3	1,718
0	0.2	3	1,716
0	0.3	3	1,990
1	1.1	3	1,661
1	1.2	3	1,675
1	1.3	3	1,990
2	2.1	3	2,014
2	2.2	3	1,776

## TECHNICAL

We recommend reviewing all of the technical documents in detail; we have summarised the key points below:

### Arboricultural

An Arboricultural Impact Assessment and Method Statement has been produced dated January 2024, The report is available within the data room.

### Drainage

EAS prepared a Flood Risk Assessment and Sustainable Drainage Strategy dated January 2024, which concluded that:

- *'The site is located entirely within Flood Zone 1 on the EA flood map, which indicates a 'low' risk of flooding from fluvial and tidal sources.*
- *The EA Flood Risk from Surface Water map shows the site is at 'very low' risk of surface water flooding. Other sources of flooding are shown to be low.*
- *A Thames Water surface water sewer is located in Watford Road to the south of the site.*
- *It is proposed for permeable paving to be used for storage and conveyance purposes, collecting runoff from rainwater downpipes via a shoe.*
- *it is necessary to attenuate the remaining surface water runoff in attenuation storage under the car parking areas.*
- *it was demonstrated that the maximum discharge rate to the Thames Water sewer for a 1 in 100 year +40%CC storm event was 2.00 l/s. 5.1m<sup>3</sup> of flooding occurs on site in a 1 in 100 year +40%CC storm event to be contained within the basement car park area. The maximum flow rate of 2.00 l/s is a significant reduction when compared to the existing runoff rate. '*

### Ecological

Samsara Ecology undertook a Preliminary Ecological Appraisal in January 2024. We summarise the conclusion below:

*'In June 2022, Samsara Ecology completed a PEA and further bat survey at 14 Watford Road, Radlett. The survey identified a site of low ecological value that roosting bats are not using. There have been no significant changes to the Site since the original surveys were completed. No other further surveys will be required, but sensitive times or precautionary methods have been recommended to protect nesting birds and hedgehogs during construction. Lighting schemes should be designed according to relevant lighting and wildlife guidelines.'*

### Transport

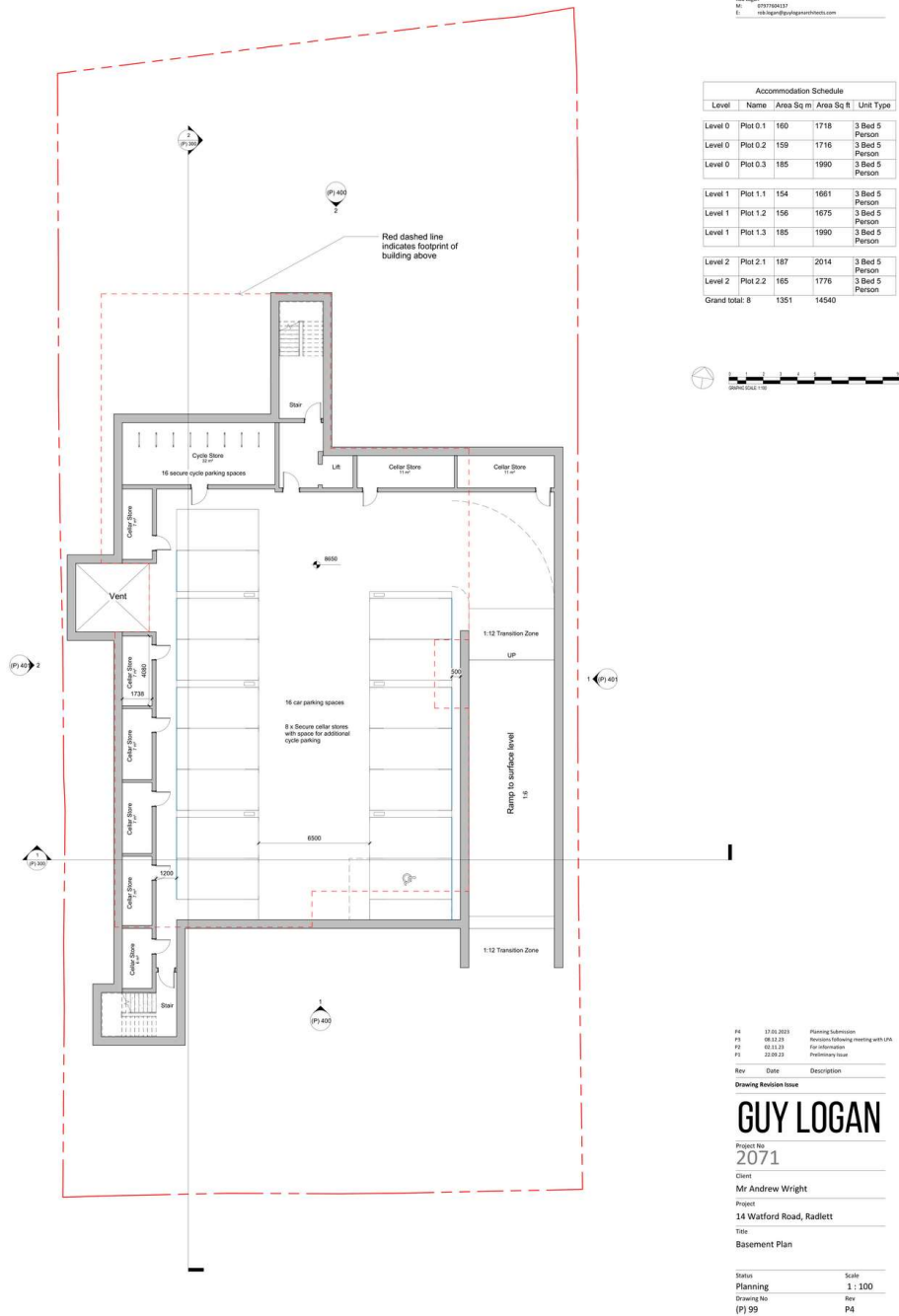
EAS Transport Planning Limited provided a Transport Statement in January 2024 which concluded that the proposed development would not have any significant impacts on the local network and thus the Property should be considered acceptable in terms of transport and highways.

### Climate Change & Energy Statement

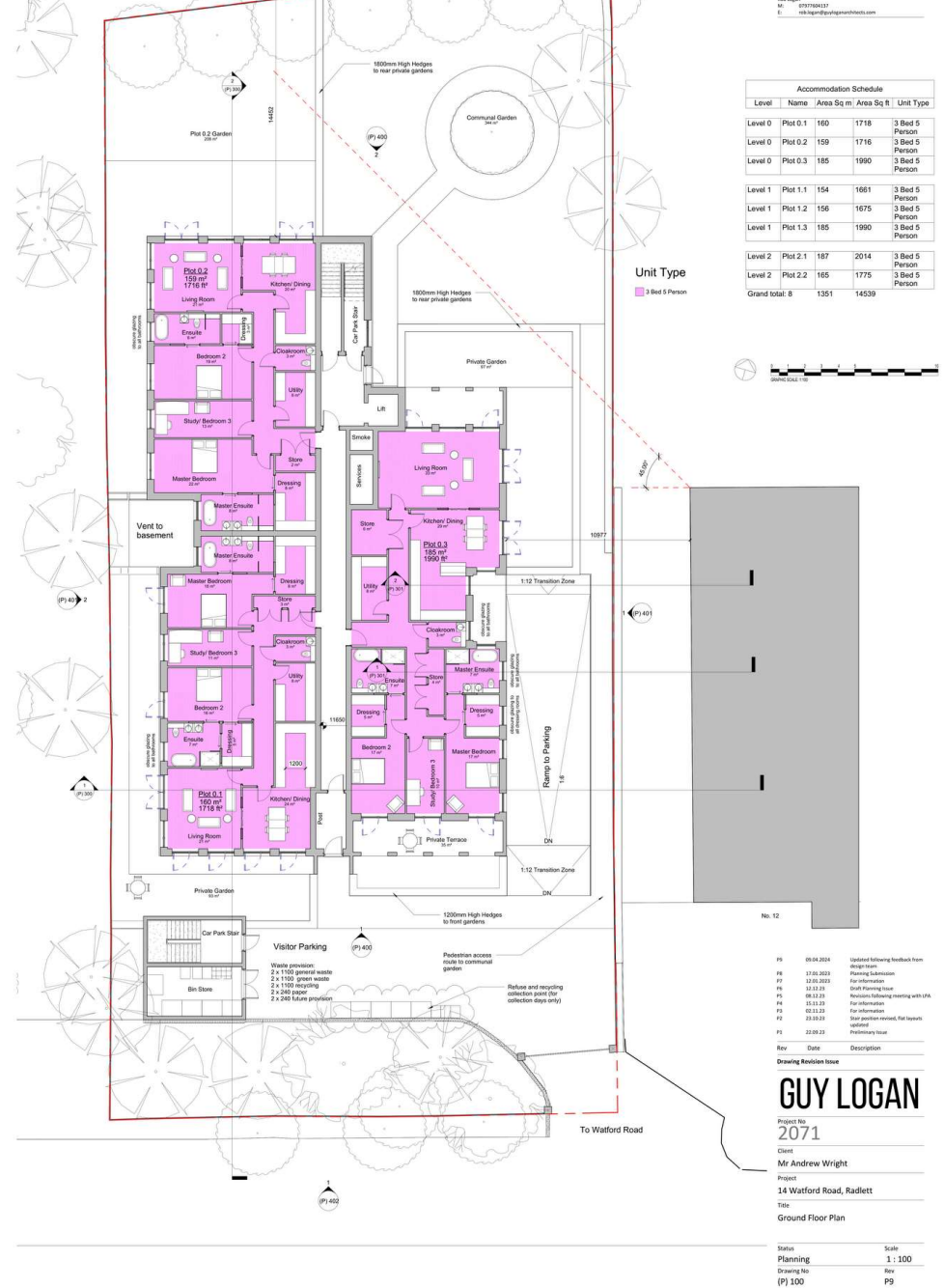
Guy Logan Architects Ltd provided a Climate Change & Energy Statement in March 2024 which proposed several mitigation measures. The document is noted within the decision notice as a supporting document. The statement makes a number of suggestions in respect of climate change mitigation, sustainable transport and waste management and recycling - we therefore recommend reading this statement in full.



Basement Plan



Ground Floor Plan



First Floor Plan



This drawing is prepared for local authority approval on behalf of the applicant named below and/or named on the planning or building regulations application forms and may be used for other purposes. The copyright of the drawing and the design remains the architect's. All rooms and the information are shown for the applicant. They may be used for no other purpose without the express written permission of Guy Logan Architects Limited (GAL) (020456).

Project Number: 2071  
Architect: Guy Logan Architects Limited  
Architect's Address: 14 Watford Road, Radlett, Hertfordshire, SG8 2NF  
Architect's Email: info@guyloganarchitects.com

Accommodation Schedule				
Level	Name	Area Sq m	Area Sq ft	Unit Type
Level 0	Plot 0.1	160	1718	3 Bed 5 Person
Level 0	Plot 0.2	159	1716	3 Bed 5 Person
Level 0	Plot 0.3	185	1990	3 Bed 5 Person
Level 1	Plot 1.1	154	1661	3 Bed 5 Person
Level 1	Plot 1.2	156	1675	3 Bed 5 Person
Level 1	Plot 1.3	185	1990	3 Bed 5 Person
Level 2	Plot 2.1	187	2014	3 Bed 5 Person
Level 2	Plot 2.2	165	1776	3 Bed 5 Person
Grand total:		8	1351	14540



Rev Date Description

Drawing Revision Issue

**GUY LOGAN**

Project No: 2071

Client: Mr Andrew Wright

Project: 14 Watford Road, Radlett

Title: First Floor Plan

Scale: 1:100

Drawing No: P101

Rev: P8

Second Floor Plan



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Rev Date Description

Drawing Revision Issue

**GUY LOGAN**

Project No: 2071

Client: Mr Andrew Wright

Project: 14 Watford Road, Radlett

Title: Second Floor Plan

Scale: 1:100

Drawing No: P102

Rev: P10

## TENURE

The Property is owned freehold under the registered title: HD406565. 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 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 basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken a full analysis of the Property and understood all the obligations to be placed upon them.

E-mail offers will be acceptable, addressed to [joe.last@savills.com](mailto:joe.last@savills.com) and [molly.eyles@savills.com](mailto:molly.eyles@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.

## BIDS SUBMISSION

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

- Outline of board approval process;
- Confirmation that the offer is unconditional;
- Proof of funding;
- 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 a legal undertaking to cover reasonable abortive legal costs of £15,000.

## TIMING

The method of disposal is by informal tender and the deadline for bids is **12 noon, 20th June 2024**. 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.





## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## VAT

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

## SAVILLS NEW HOMES

Our Residential Development Sales team would be happy to help with pricing and marketing strategy for the completed units. Please contact Andy Toogood on 01494 787781.

## FURTHER INFORMATION

The full Information Pack can be found at:

[https://sites.savills.com/14\\_Watford\\_Road/](https://sites.savills.com/14_Watford_Road/)

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

## CONTACT

For further information please contact:

### Joe Last

joe.last@savills.com  
07870 999 271

### Molly Eyles

molly.eyles@savills.com  
07977 030 111

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