

KING & CO

PROPERTY DEVELOPMENT & INVESTMENT

EST. 1920

FOR SALE

**A residential development site for 23 dwellings (24,970 sq. feet),
4 commercial units (4,553 sq. feet) and 2 agricultural buildings,
with a resolution to grant planning**

**HOME FARM, DANE END, WARE,
HERTFORDSHIRE, SG12 0LL**



Note: CGI is indicative as building orientations have been adjusted in the planning permission

SUMMARY

OFFER BASIS

We are therefore seeking offers on two bases.

1. For 23 residential units, 4 commercial & 2 Agricultural Buildings which is all the land as seen on plan above outlined in red and excluding the green shaded areas for the Retained Units namely H01-H02 & H26
2. An offer for the above plus a financial offer for the delivery of H01, H02 and H26 to practical completion (clearly setting out all direct and associated costs)

DEVELOPMENT SUMMARY

- Resolution to grant planning permission for 26 dwellings of which 3 are to be built for the retention by the original landowner.
- The seller requires the purchaser to build 1 new farmhouse of 2,852 sq. feet being unit H26 and to convert 2 farm buildings of 2,207 sq. feet being units H01 and H02.
- The 23 remaining dwellings are for sale.
- 10 affordable units totalling 10,097 sq. feet.
- 2 shared ownership and 8 social rented dwellings.
- 4 of the affordable units are conversions and 6 are new builds.
- 13 open market dwellings totalling 14,873 sq. feet. 5 barn conversions and 8 new builds.
- The plan above shows the split between 2, 3, and 4 and 5 bedroomed dwellings.
- 4 commercial units totalling 4,553sq. feet.
- 2 retained agricultural buildings which are the grain barn and associated silos, and the machine shelter, with a combined footprint of 9,526 sq. feet.



SUMMARY CONTINUED

UNITS H05-H11

King & Co have prepared to discharge some of the pre commencement conditions and vary the planning to allow demolition of the buildings shaded yellow in the plan below enabling units H05-H06-H07-H08-H09-H10 & H11 to be built as new build, as opposed to refurbished.

GRAIN BARN

A 1 year licence will be granted to the Original Landowner at a Peppercorn Rent to occupy the Grain Barn for 2021 Harvest.



LOCATION

Dane End is located to the north of Ware in Hertfordshire, between the A602 and A10. The village falls within the jurisdiction of East Hertfordshire District Council and sits at the heart of a collection of hamlets and villages that make up the small parish of Little Munden. Dane End has a population of approximately 700.

The site lies 7 miles north of Ware and Hertford, 8 miles east of Stevenage and 11 miles north east of Welwyn Garden City, all providing significant nearby commercial, retail and leisure offerings.

DIRECTIONS

The following postcode should be use for navigation systems: SG12 0LL.

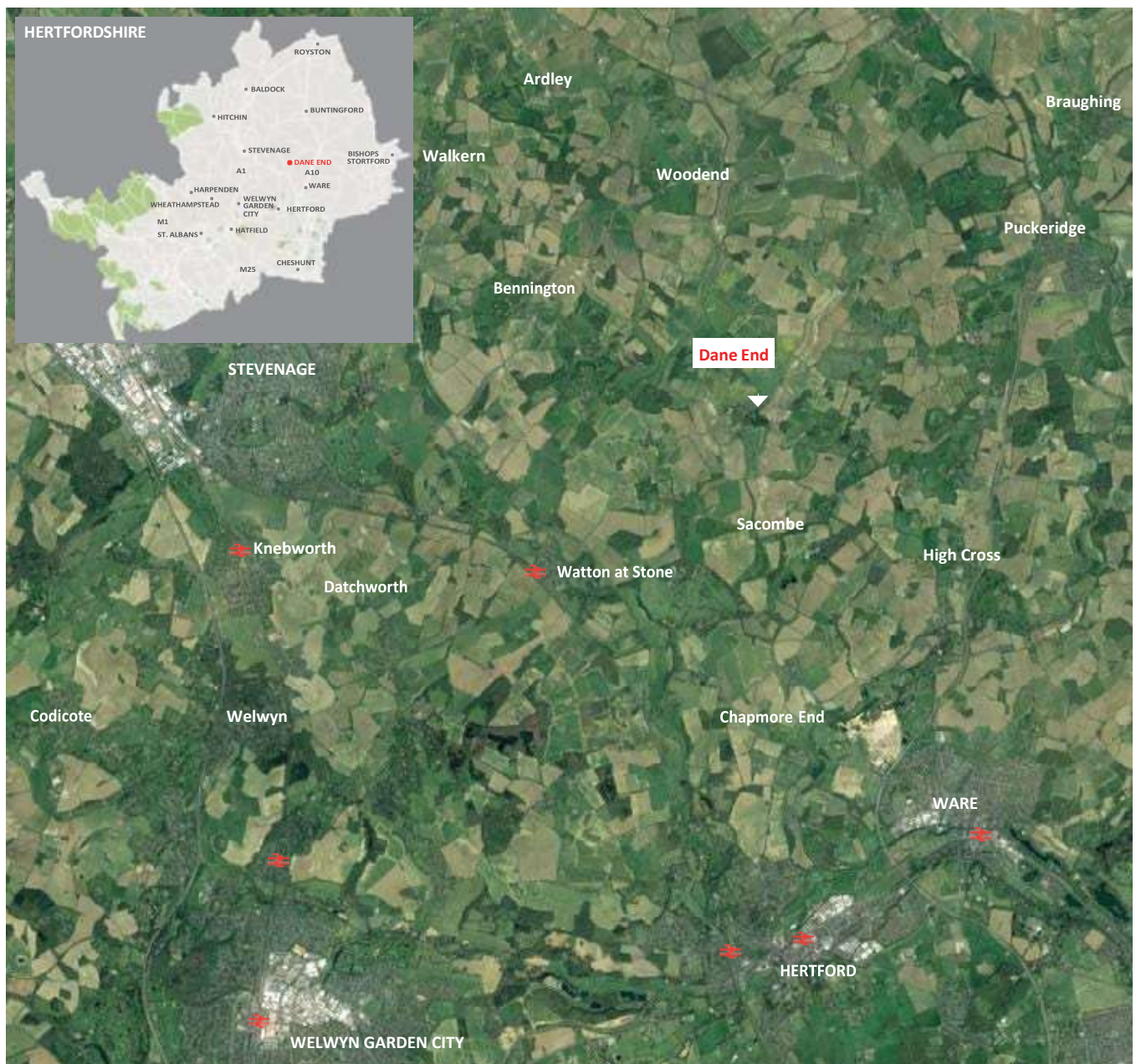
TRAVEL DISTANCES

6.6 miles to Ware Railway Station

29 miles to central London via the A10

13.7 miles to Stansted Airport

7.8 miles to Stevenage Station















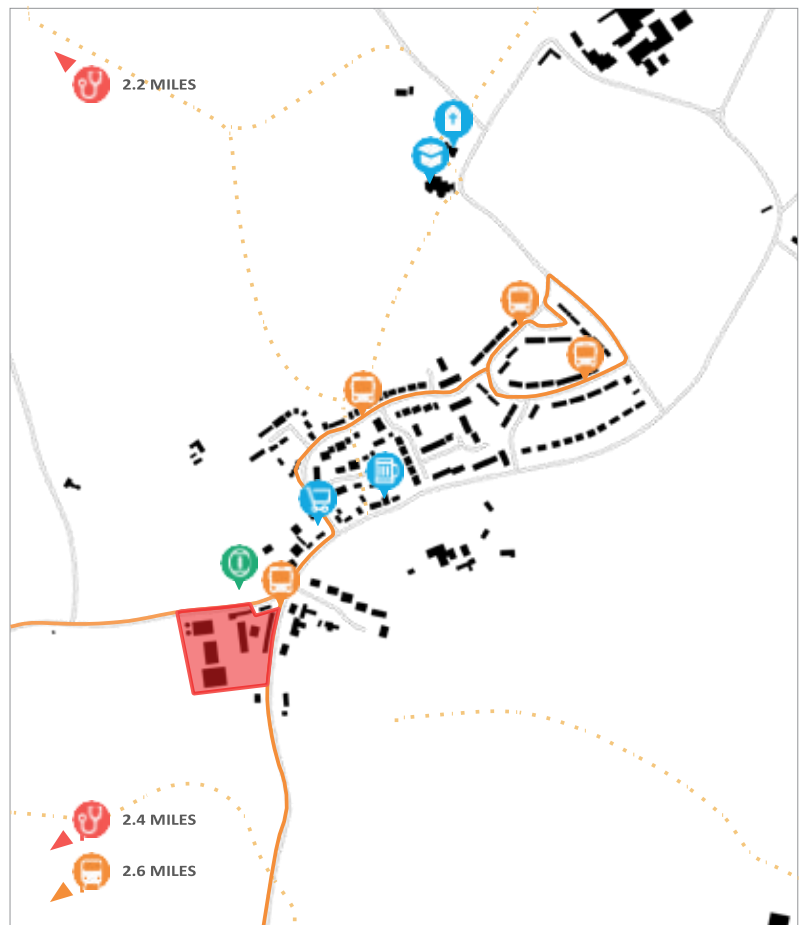
LOCAL CONNECTIONS AND AMENITIES

The site is well connected by road, rail and air transport links. Both Munden Road and Whempstead Lane lead to Ware Road (A602) which links to the A10 and A1(M). Bus stops are available along the eastern site boundary on either side of Munden Road which are served by the 384 route between Hertford and Stevenage.

Watton-at-Stone railway station, operated by Great Northern, is situated 3.5 miles west of the site providing direct rail services to Moorgate in approximately 1 hour, also calling at Alexandra Palace, Finsbury Park and Drayton Park. The site is also approximately 40 minutes equidistant between London Stansted Airport and London Luton Airport to the east and west respectively.

Dane End is served by two local nursery and primary schools including Little Munden Primary School 650m to the North East (which can be accessed via a footpath over the fields), and Bennington Primary school which is 3.6 miles to the northwest. Other amenities include a village shop, pub, church and public footpaths into the surrounding countryside.

-  HOME FARM
-  BUS STOP
-  WATTON AT STONE TRAIN STATION
-  ALL SAINTS CHURCH LITTLE MUNDEN
-  LITTLE MUNDEN PRIMARY SCHOOL
-  DANE END STORES
-  THE BOOT PUBLIC HOUSE
-  GP SURGERY
-  HORSES MEADOW RECREATION GROUND
-  ROADS
-  PUBLIC FOOTPATHS
-  BUS ROUTE 384 (HERTFORD - STEVENAGE)



THE BOOT PUB



VILLAGE SHOP

DANE END VILLAGE

Dane End is a charming village filled with historic character and is a close knit community.



LAYOUT AND ACCOMMODATION SCHEDULE

A unique opportunity to purchase a site with resolution to grant planning permission for 26 dwellings at Dane End.

| Unit No. | Size | Tenure | GIA sqm | GIA sqft |
|------------|-----------------|---------------|-------------|--------------|
| H01 | refurb 3B5P | Private | 108 | 1166 |
| H02 | refurb 3B5P | Private | 97 | 1042 |
| H03 | refurb 3B5P | Private | 109 | 1169 |
| H04 | refurb 3B5P | Private | 112 | 1206 |
| HA05 | refurb 3B5P WCH | Affordable SR | 112 | 1206 |
| HA06 | refurb 3B5P WCH | Affordable SR | 112 | 1206 |
| HA07 | refurb 3B5P | Affordable SR | 106 | 1141 |
| HA08 | refurb 3B5P | Affordable SR | 96 | 1033 |
| H09 | refurb 3B5P | Private | 100 | 1071 |
| H10 | refurb 3B5P | Private | 107 | 1152 |
| H11 | refurb 3B5P | Private | 104 | 1116 |
| H12 | 2B4P WCH | Private | 88 | 947 |
| H13 | 4B7P | Private | 132 | 1421 |
| H14 | 3B5P | Private | 99 | 1066 |
| H15 | 4B7P | Private | 138 | 1485 |
| H16 | 3B5P | Private | 98 | 1055 |
| HA17 | 3B5P | Affordable SO | 98 | 1055 |
| HA18 | 3B5P | Affordable SO | 98 | 1055 |
| HA19 | 2B4P | Affordable SR | 79 | 850 |
| HA20 | 2B4P | Affordable SR | 79 | 850 |
| HA21 | 2B4P | Affordable SR | 79 | 850 |
| HA22 | 2B4P | Affordable SR | 79 | 850 |
| H24 | 3B5P | Private | 99 | 1066 |
| H25 | 3B5P | Private | 98 | 1055 |
| H26 | 4B8P | Private | 265 | 2852 |
| | | | 2790 | 30030 |
| Private | | | | 19933 |
| Affordable | | | | 10097 |

- Private 2 Bedroom home
- Private 3 Bedroom home
- Private 4 Bedroom home
- Affordable 2 Bedroom home
- Affordable 3 Bedroom home
- Commercial units
- WC Wheelchair accessible unit
- SR Social Rented
- SO Shared Ownership



LANDSCAPE PLAN

The development layout and landscaping is based on a rural concept of shared surface streets and benefits from a playspace and orchard planting accessed off Munden Road.



BUILDING FOR CONVERSION

Four of the new homes (H01-H04) will be conversions of the existing brick cow shed shown below.



THE EXISTING SITE



VIEW OF HOME FARM AT THE EDGE OF THE VILLAGE

PLANNING

PLANNING

The planning drawings and copy of the East Hertfordshire District Council Planning Committee Report can be found in the site specific data room:

<https://homefarmdaneend.co.uk/>

SECTION 106 PLANNING OBLIGATIONS

The total Section 106 contributions equate to £316,869. The breakdown and phasing of the payments are set out in the table below (NB before indexation):

| | Contribution |
|---------------------|--------------|
| Secondary Education | £313,097 |
| Youth Service | £1,118 |
| Library Service | £2,654 |

COMMUNITY INFRASTRUCTURE LEVY

Not applicable

AFFORDABLE HOUSING OBLIGATIONS

Affordable Housing provision is a maximum of 10 dwellings being 35% of the dwellings to be split on the following tenure mix:

| Beds | Social Rent | Shared Ownership |
|-------|-------------|------------------|
| 2 Bed | 4 | 0 |
| 3 Bed | 4 | 2 |

FURTHER INFORMATION AND TERMS

LOCAL NEW HOUSE SALE VALUES

Local land sales evidence shows average private residential sales values in the region of £460 per square foot for new build dwellings.

TENURE

Freehold with vacant possession on completion.

OVERAGE

In relation to the Net Developable Area, if the number of dwellings exceeds 23 units, or the amount of Affordable Housing decreases below 10 dwellings then an overage of 50% of the increase in value, less the cost of obtaining planning permission and any build cost inflation will be applied. This overage is to remain in place for 80 years. Please note the Vendors will consider alternative overage proposals. Bidders are advised that, if they wish to move away from the overage proposed above, two offers should be submitted; one with the overage described above and one with their proposal.

TERMS

The Land edged in red on the sale plan in the online data room is offered for sale by Informal Tender. Bidders should note that the Vendors are offering this land for freehold sale subject to an overage. Electronic Tenders are to be sent to Messrs JLL's office at the email address below.

Offers should be submitted by email only – james.cobb@eu.jll.com and labelled "Dane End Informal Tender".

VIEWINGS

The Land may be viewed at any time in daylight hours with a copy of these particulars in hand.

LEGAL COSTS

The successful Purchaser's Solicitor is to provide a legal undertaking of £20,000 plus VAT to the Vendor's Solicitors in respect of abortive legal fees if the Purchaser pulls out or the Landowners pulls out or if the Purchaser alters the agreed Heads of Terms. All other legal costs will be the responsibility of each party.

FURTHER INFORMATION

Further details can be found in the site specific data room at <https://homefarmdaneend.co.uk/>

The above is all written on a Subject to Contract basis.



WebbPaton and JLL are instructed by the landowners and promoter to offer the land for sale.
For more information contact:



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E: post@webbpaton.co.uk



T: +442070875552
E: james.cobb@eu.jll.com

Notice

These particulars and the web based Information Pack are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, reference to conditions and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement.

No employee, partner or director of King & Co, WebbPaton or JLL has authority to make or give any representations or warranty in relation to the property.

Particulars produced 26th February 2021