

Netteswell Hall

Park Lane, Harlow, CM20 2QH

Residential Development Opportunity

savills



Yellow line for indicative purposes only

KEY HIGHLIGHTS

- Detailed planning consent for 20 residential units.
- Site area extends to c. 1.5 ac (0.6 ha).
- Freehold with vacant possession.
- Offers invited.

LOCATION

The Site is situated to the north east of Harlow town centre, on the western side of Park Lane, approximately 11.5 km (7.2 mi) to the south west of Bishop’s Stortford, 26.0 km (16.1 mi) to the north east of Chelmsford and 33.2 km (20.6 mi) to the north east of central London.

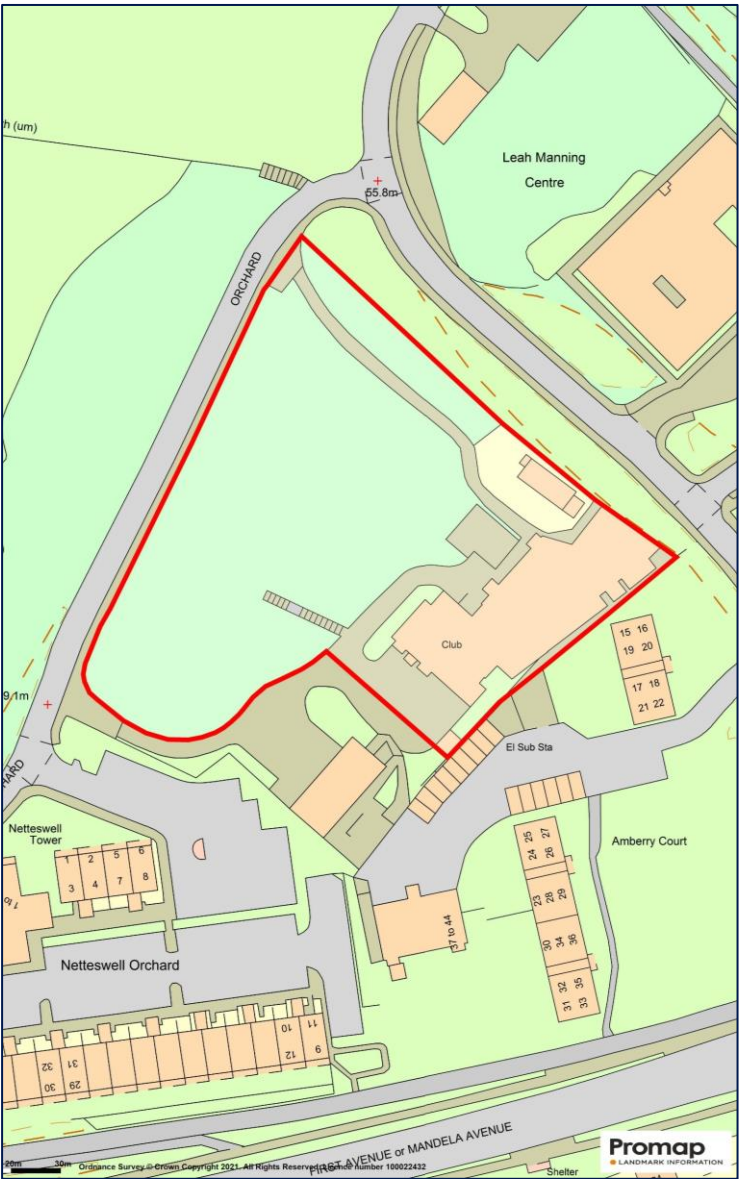
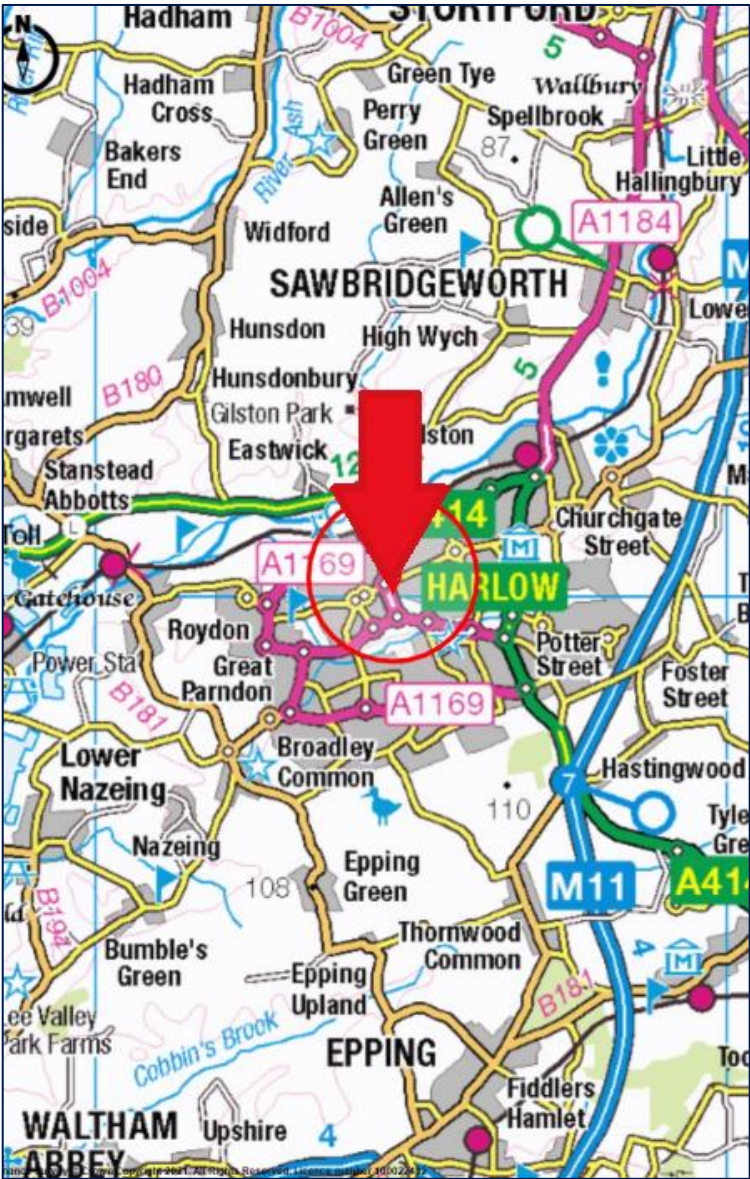
Harlow accommodates a range of facilities and amenities, including: takeaway restaurants, cafes, restaurants, supermarkets, Harlow Library, Lloyds Bank, Pure Gym and Harlow Playhouse.

In terms of transport connections, the Site is located approximately 0.8 km (0.5 mi) to the south east of Harlow Town Station, which provides Stansted Express and Greater Anglia services to London Liverpool Street, Cambridge, Stansted Airport, Stratford and Bishop’s Stortford. In addition, the Site is located approximately 2.1 km (1.3 mi) to the east of the A414, which connects with Junction 7 of the M11 to the south.

SITE DESCRIPTION

The Site extends to approximately 1.5 ac (0.6 ha) and comprises the former Paradise Lodge Social Club and a section of undeveloped land which is populated with trees and mature shrubbery.

The Site is situated within Harlow District Council Settlement Boundary and forms Title EX476569.



Red line for indicative purposes only



PLANNING

The Site was granted full planning permission at committee in July 2022 under reference HW/FUL/20/00378 for the erection of 20 no. dwellings, with no affordable housing.

The draft Section 106 Agreement is currently being prepared.

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The Site will be sold subject to and with the benefit of all wayleaves, easements and right of ways, whether or not mentioned in these particulars.

TENURE AND POSSESSION

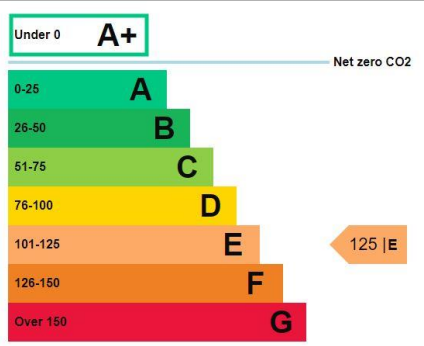
We are instructed in the sale of the freehold property, registered at the Land Registry under title no. EX476569.

The Site will be sold with Vacant Possession.

VAT

We understand that the Site is exempt from VAT.

EPC



UNIT	TYPE	BEDS	SQM	SQ FT
Flat 1	Flat	1	48.7	524
Flat 2	Flat	1	43.9	473
Flat 3	Flat	1	43.6	469
Flat 4	Flat	1	44.5	479
1	Detached	3	100.7	1084
2	Semi-detached	4	158.2	1703
3	Semi-detached	4	158.2	1703
4	Detached	3	123	1324
5	Semi-detached	4	158.2	1703
6	Semi-detached	4	158.2	1703
7	Semi-detached	2	84.2	906

UNIT	TYPE	BEDS	SQM	SQ FT
8	Semi-detached	2	84.2	906
9	Terraced	3	84.2	906
10	Terraced	3	84.2	906
11	Terraced	3	84.2	906
12	Terraced	3	84.2	906
13	Terraced	3	84.2	906
14	Terraced	3	84.2	906
15	Terraced	3	84.2	906
16	Terraced	3	84.2	906
TOTAL			1,879	20,228

Proposed plans provided by architect

METHOD OF SALE

The Site is being offered on an unconditional basis.

All interested parties are advised to examine the information on the planning portal and make their own enquiries in advance of submitting their offer.

In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

Please note that the vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or alter the method of sale at any time.

VIEWINGS

Viewing should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills take no responsibility for any injury or accident at the Site. Viewers visit the Site at their own risk.

Should you wish to make an appointment, please contact Ben Sinclair, Amelia Brook or Jemima Upton on the below contact information.

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and that none of the statements contained within these particulars relating to this property should be relied upon as statements of fact. All measurements are given as a guide and no liability can be accepted for any errors arising there from.

CONTACTS

Jemima Upton
+44 (0) 797 703 0109
jemima.upton@savills.com

Amelia Brook MRICS
+44 (0) 786 620 3432
amelia.brook@savills.com

Ben Sinclair MRICS
+44 (0) 78 7018 6479
ben.sinclair@savills.com



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August 2022 (Photographs taken August 2021)