

FOR SALE

0.58 HECTARES (1.43 ACRES)

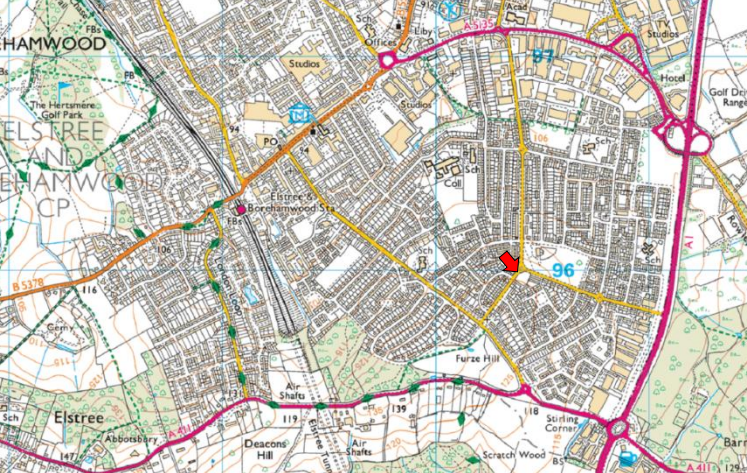
FREEHOLD ALLOCATED DEVELOPMENT LAND

- › Allocated development site
- › Previously developed land
- › Within close proximity to A1, M1 and M25
- › Elstree & Borehamwood Station – 1 mile;
Central Borehamwood – 1 mile
- › Central London – 14 miles; Luton Airport – 20 miles
- › London St Pancras – 26 minutes by rail



ALLOCATED RESIDENTIAL DEVELOPMENT SITE

Former Directors Arms, Ripon Way, Borehamwood WD6 2HS



LOCATION

- Borehamwood is a well-established commuter town in southern Hertfordshire, located approximately 14 miles northwest of central London.
- The town supports a population near 40,000 (2021 Census) and offers a range of community facilities, schools, retail parades, and open spaces, making it a location with enduring demand for residential development.
- The development site is located toward the south east of Borehamwood and is approximately one mile from Elstree Studios, Borehamwood Shopping Park and Elstree and Borehamwood rail station which provides direct access to London St Pancras in around 25 minutes.
- Highway connections are also excellent, with the A1 located 0.9 miles to the northeast, linking with the M1 (approx. 5 miles southwest) and the M25 (approx. 4 miles north).

THE SITE

The freehold site is owned by Hertsmere Borough Council and comprises the former Directors Arms public house and car park, which was demolished in 2019. The site extends to approximately 0.58 hectares (1.43 acres) and is positioned opposite Ripon Park, with extensive road frontage to both Ripon Way and Cranes Way.

The site itself comprises areas of hard-surfaced land and overgrown landscaping associated with its former use as a public house and also includes two rows of vacant terrace garages proposed for demolition.

Existing access into the site includes two main entrances that served the public house, situated on Cranes Way and Ripon Way. In addition, there are two single-car-width accesses that served the garages, from Cranes Way and from Ripon Way.

The surrounding uses are predominantly residential, with the apartment development of Bevan House adjoining to the east and residential dwellings to the south consisting predominantly of terraced and semi-detached houses.

LOCAL INDUSTRY

Borehamwood has long enjoyed a successful association with the UK film and television industry, and is home to the famous Elstree Studios. The film studios have an illustrious history and continue to create high profile film and television productions. To add to the town's association with the film and television production, Sky Studio have recently opened a new, state of the art studio complex at the eastern edge of the town, representing a significant investment and a further boom to the local economy and employment market.

There are a number of industrial and business parks within the town, including Borehamwood Central Business Park and Hertsmere Industrial Park which are occupied by many major brands including Travis Perkins, Wickes, Screwfix and BMW/Mini as well as local and regional businesses.

Hertsmere Borough Council, another significant local employer, are located in Central Borehamwood and within walking distance of the sale site.



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EDUCATION

Saffron Green, Summerswood, Kenilworth, Monksmead and Yavneh Primary Schools are located within walking distance of the subject site, as well as numerous pre-schools and nurseries within the same proximity. Secondary education within the town is available at Hertswood Academy, Yavneh College and Oaklands College, the latter of which also provides higher education courses. Further secondary schools and colleges are located in Watford and Barnet.

Elstree Screen Arts Academy is located 1 mile to the north of the site. This award winning College, also rated Outstanding by Ofsted, serves students aged 14 – 19, offering a specialist blend of academic and vocational training focused on media, film, television, entertainment crafts and digital communication.

SHOPPING

Borehamwood Shopping Park is located approximately 1 mile to the west of the sale site and includes Next, Marks and Spencer, JD Sports, Pets at Home, Cex and B & M among its occupiers. The town offers a wide selection of food outlets, including popular chain restaurants such as Nandos, Toby Carvery, Costa, McDonalds and Papa Johns Pizza, but also a variety of local restaurants and takeaways that covers a diversity of cultures and tastes.

In terms of household shopping, the town is represented by Lidl, Aldi, Tesco, Morrisons and M & S Food, including the local outlets of Sainsbury, Morrisons, M & S, Tesco and Co-op.

London is a short rail journey away with all shopping, dining, leisure and entertainment possibilities that the capital offers.

LEISURE

Borehamwood Football Club, who play in the National League, has its grounds just to the north of Borehamwood Shopping Park and are well rooted in the local community. Venue Leisure Centre is located 0.9 miles to the north of the sale site and includes a range of leisure facilities including a 25m swimming pool, fully equipped gym and fitness studio. Recreation grounds are located at Meadow Road, Bedford Road, Aycliffe Road and Kenilworth Drive as well as Ripon Way directly opposite the sale site. The town also has an independent cinema, Reel Cinema, located close to the Shopping Park.

In terms of local clubs, The Hertsmere Golf Course and Titans Football Academy are located just to the west of the town while the Elstree School of Gymnastics, Borehamwood Youth Football Club, Old Haberdashers RFC, Borehamwood Boxing Club and Scout Group are situated in the town itself.

ACCESS & RIGHTS OF WAY

We understand that there are a small number of garages to the rear of some of the properties along Cranes Way that are accessed through the site. These rights of way will need to be made available throughout construction.

SERVICES

We understand that mains gas, electricity, water and drainage are connected to the site.

TENURE

The freehold interest is being offered for sale with vacant possession on completion. Title information is available in the data room.

THE DATA ROOM

A comprehensive data room has been prepared, containing relevant planning, and technical documents. Interested parties may **self-register** for access.

VIEWING

Access onto the site is strictly by prior appointment only with Kirkby Diamond on the advertised viewing days.



PLANNING POSITION

The sale site is allocated for residential development within the current Hertsmere Borough Local Plan under policy H1.

It is important to note that, while the site is currently the subject of a planning application awaiting determination, a purchaser is not required to commit to this scheme and will be able to submit offers for the site on a subject to planning basis if they feel the current scheme can be improved upon. Most importantly, it is not essential that any scheme includes community space, which may be provisioned on other land owned by Hertsmere Borough Council, or apartments.

The current planning application is included under reference 25/0227/FUL for the 'Demolition of 38 garages and redevelopment of the site to provide 29 dwellings and community floor space (Use Class F2) with associated landscaping, car and bicycle parking, access, and other associated works.' Further details are available within the data room.

The scheme proposes to deliver a mix of flats and apartments with a total gross internal area of just under 28,000 sqft, including 13 affordable units, along with community floor space of 120 sq m (1,291 sq ft) upon the ground floor of the apartment block. The main entrance to the scheme will be from Cranes Way with a pedestrian access onto Ripon Way. A decision is currently pending.

MARKETING AND OFFERS

The site is being offered for sale by Informal Tender by the advertised bid deadline. Both Subject to Planning offers and Unconditional are invited. Subject to Planning offers can be on the basis of the current application scheme or an alternative scheme proposed by the bidder.

However, any offer must be policy compliant (35%) with regard to the provision of affordable housing numbers. In addition, the number of affordable units in any scheme must include 4 units of social rented tenure.

Further information is provided in the Instructions to Bidders document included in the Data Room.

CONTACT



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