

Woodlands Road

NASH MILLS, HEMEL HEMPSTEAD, HP3 8RZ

Residential Development Opportunity



savills

Indicative Sales Area



INTRODUCTION

On behalf of the landowner, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in Woodlands Poultry Farm, Woodlands Road, Hemel Hempstead (hereafter referred to as 'the Property').

The method of disposal is by informal tender. 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:

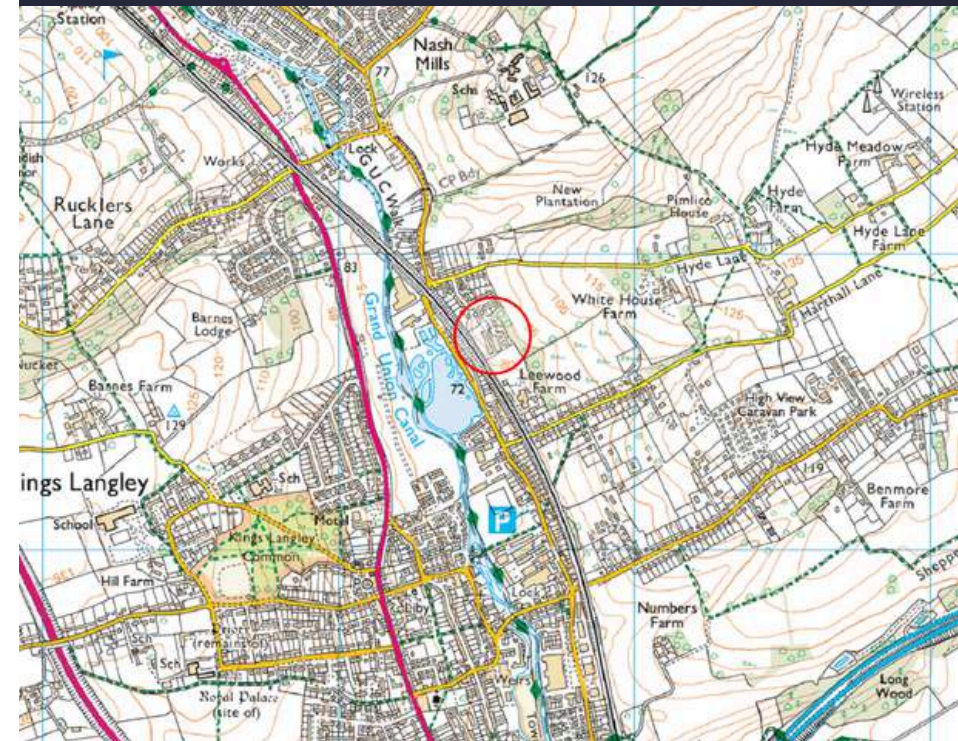
<https://sites.savills.com/WoodlandsPoultryFarm/>

LOCATION

The Property is located within Nash Mills, a conurbation of King's Langley, which is circa 4 km (2.5 miles) south of Hemel Hempstead and circa 4.5 km (4.8 miles) to the north-west of Abbots Langley (source: FreeMapTools). Nearby public amenities include Nash Mills Locks Walk along the Grand Union Canal, Primrose Hill Playing Fields and Kings Langley Common.

To the north of the Property is an existing residential neighborhood along Hyde Land and Woodlands Road. The Property is surrounded by the Metropolitan Green Belt to the east and south and is limited by the railway to the west, which connects the stations of Apsley and Kings Langley.

In respect of connectivity, the Property is located approximately 1.9 km (1.18 miles) to the north of Kings Langley Train Station (source: FreeMapTools), which provides services to London King's Cross in approximately 26 minutes (source: Trainline). In terms of road connectivity, the M25 is located to the south of the Property which provides direct access to the M1.





DESCRIPTION

The Property comprises a regular shaped parcel of brownfield land with a number of existing buildings and large areas of hand standing. The Property was previously used as a chicken processing plant. The Property also accommodates a vacant detached bungalow known as 30 Woodlands Road, situated to the east of the access.

The existing buildings range in height from 1 to 3 storeys, including a taller silo structure. The arrangement of the existing buildings generally comprises a linear block running in a north west to south east direction, with a number of additional separate structures along the eastern boundary.

Vehicular access to the Property is provided from the unallocated Woodlands Road to the north of the Property.



PLANNING

The Property falls under the planning jurisdiction of Three Rivers District Council. The statutory plan covering planning policy and development control for the area is the Local Plan, adopted in 2014 and is made up of the following documents:

- Core Strategy (2011);
- Development Management Policies Document (2013);
- Site Allocations Development Plan Document (2014); and
- Policies Map (2014).

A planning application for the demolition of existing buildings within the Poultry Farm and construction of 37 dwellings with associated residential curtilage, open space, landscaping, access and car parking was granted on the 18th October 2023 under the planning reference: 22/1692/FUL.

The scheme provides for 45% of these dwellings as affordable, alongside the retention and refurbishment of the existing bungalow. The proposed dwellings will comprise a mix of detached and semi-detached houses, alongside apartments within buildings of two storeys in height. The residential mix will comprise 12 x 1 bed and 8 x 2 bed apartments and 18 x 3 bed houses. 78 residential parking spaces are accommodated in line with planning policy requirements. In addition, an electric vehicle charging point will also be provided for each dwelling. The proposed dwellings are arranged around the edge of the Property facing a central 'village green' square which will deliver public open space and play facilities for use by residents.

Woodlands Road Nash Mills, Hemel Hempstead



ACCOMMODATION SCHEDULE

Private

Unit	Bedrooms	Sq Ft
30 Woodlands Road	2 Bed	872
R2	3 Bed	1119
R3	3 Bed	1119
R4	3 Bed	1119
R5	3 Bed	1119
R6	3 Bed	1163
R7	3 Bed	1173
R8	3 Bed	1119
R9	3 Bed	1119
R10	3 Bed	1119
R11	3 Bed	1119
R12	3 Bed	1227
R13	3 Bed	1238
R14	3 Bed	1130
R15	3 Bed	1119
R16	3 Bed	1119
R17	3 Bed	1119
R18	3 Bed	959
R19	3 Bed	958
R26	1 Bed	538
R27	1 Bed	581
TOTAL		22,148

Social Rent

Unit	Bedrooms	Sq Ft
R20	2 Bed	829
R21	2 Bed	840
R22	2 Bed	850
R23	1 Bed	549
R28	2 Bed	829
R29	2 Bed	829
R30	2 Bed	850
R31	1 Bed	753
R32	2 Bed	549
R33	1 Bed	549
R34	1 Bed	549
R35	1 Bed	549
TOTAL		8,525

Intermediate

Unit	Bedrooms	Sq Ft
R25	1 Bed	538
TOTAL		538

First Homes

Unit	Bedrooms	Sq Ft
R24	1 Bed	592
R36	1 Bed	549
R37	1 Bed	538
R38	1 Bed	538
TOTAL		2,217

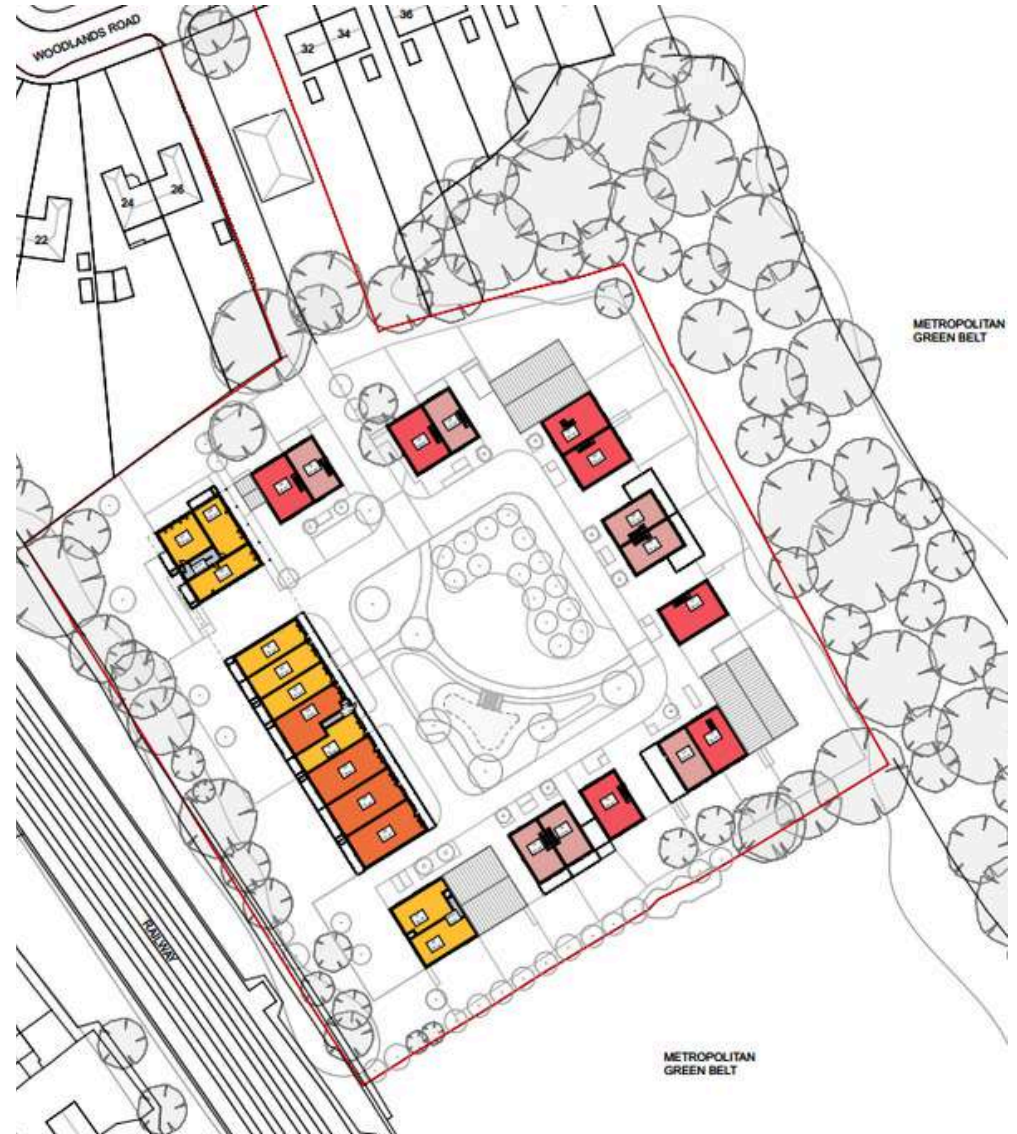
SECTION 106

A Section 106 Agreement, attached to planning ref: 22/1692/FUL, has been agreed and signed. The Section 106 Agreement is available in the Information Pack.

APPROVED PLANS



Approved Ground Floor Plan



Approved First Floor Plan

TECHNICAL

We recommend reviewing all the technical documents in detail which are available in the data room. We have summarised the key points below:

Arboricultural

An Arboricultural Impact Assessment was produced in August 2022 by SJA Trees. The survey concluded that no mature, veteran or ancient trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed as part of the proposals and therefore, it is concluded that the arboricultural impact of this scheme is of negligible magnitude.

Noise

Mayer Brown Limited undertook a Noise and Vibration Assessment in August 2022 which concluded that the proposed development should not raise any residual significant or other adverse impacts on the health and/or quality of life for existing neighbouring dwellings in the vicinity of the site, or dwellings to be created by the development.

The potential risk of the site for residential development was assessed in line with a ProPG Initial Site Noise Risk Assessment which concluded that the site is classified as a "medium/high" risk for the daytime and night-time periods. The scheme has therefore been developed to minimise noise impacts, including a number of mitigation measures.

The site is dominated by noise associated with train movements on the West Coast Main Line railway adjoining the western boundary of the site.

Ecological

AA Environment Limited were commissioned to carry out an ecological survey at the Property in August 2022. The survey concluded that there are no habitats of international, national, county or local importance that would be directly affected by the proposals. There are considered to be no over-riding ecological constraints to the re-development proposals.

Ground Investigation

IDOM produced a Phase I Ground Investigation in August 2022. The report identified asbestos containing materials both within the building fabric and on the surface of the site. An intrusive site investigation will be required to support the redevelopment of the site.

Transport

Iceni Projects Ltd produced a Transport Statement in August 2022. The report concluded that there is no highway related reason why the development proposal should not be granted planning permission.

The minimal increase in vehicle trips associated with the proposed land use will not result in a detrimental impact on the local highway network.

Whilst the Transport Statement demonstrates that the development's existing pedestrian facilities are appropriate to serve the development, it is proposed to provide a 2m footway on the southern side of the Hyde Lane carriageway to facilitate safer access to existing and future residents on Hyde Lane.

Biodiversity

AA Environment Limited were commissioned to complete a Biodiversity Net Gain calculation for the Property in December 2022.

The assessment completed returned a biodiversity net gain in full compliance with national and local policy. In addition, non-tangible benefits of a range of wildlife boxes will result in the scheme providing an overall ecological benefit in comparison to the existing onsite conditions.

The assessment resulted in an overall net gain of 0.46 habitat units, the equivalent increase of 15.05%, with a net gain of 1.11 hedgerow units, the equivalent increase of 281.49%.

Drainage

Mayer Brown Limited produced a Flood Risk Assessment and Drainage Strategy in February 2023. The report concluded that site is located in a low risk Flood Zone 1 area. It is proposed to discharge surface water run-off from the development to the underlying geology via infiltration. The SuDS features will ensure excess water will be safely contained within the site boundary.

The foul drainage will drain to the Thames Water public foul sewer in Woodlands Road.



TENURE

The Property is owned freehold under the registered title: HD105219. The Property will be sold freehold with vacant possession. A copy of the Land Registry documentation can be found in the Information Pack.

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 full analysis of the Property and understood all the obligations to be placed upon them.

Offers are to be sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked 'Woodlands Road'. E-mail offers will be acceptable, addressed to joe.last@savills.com or 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.

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.

TIMING

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.

Reliance will be provided on technical reports in accordance with the consultants standard letter of reliance. The letters will be included in the data room.

BID PROFORMA

Bid Terms

Headline Net Purchase Price ex VAT (n.b. VAT will be charged)	
Payment Terms	
Security Offered for Deferred Payments	
Price Adjustments (if any)	
Proposed Overage (s)	
Timescales to Exchange and Completion (including approvals process)	
Proof of Funding Including Funding Sources	
Details of Solicitors to be Instructed	
Confirmation that you and any consultants or solicitors have reviews the contents of the Savills Data Room	
Bid Parameters / Assumptions	
Total Number of Plots	
Average Private Revenue (Sq Ft)	

Abnormal Development Costs Allowed for Within Appraisal

S106/CIL	Total S106 Contributions (ex Indexation)	
	Amount for S106 Indexations	
	Amount for CIL	
Abnormals	Foundations	
	Ground Investigations	
	Remediation	
	Earthworks / Topsoil	
	Plot Connections	
	Noise Attenuation	
	Landscaping	
Any Further Abnormals		

Woodlands Road Nash Mills, Hemel Hempstead



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.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | January 2025

VAT

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

FURTHER INFORMATION

The full Information Pack can be found at:

<https://sites.savills.com/WoodlandsPoultryFarm/>

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

savills