



Development Opportunity (3.12 hectares STS)

For sale by Informal Tender

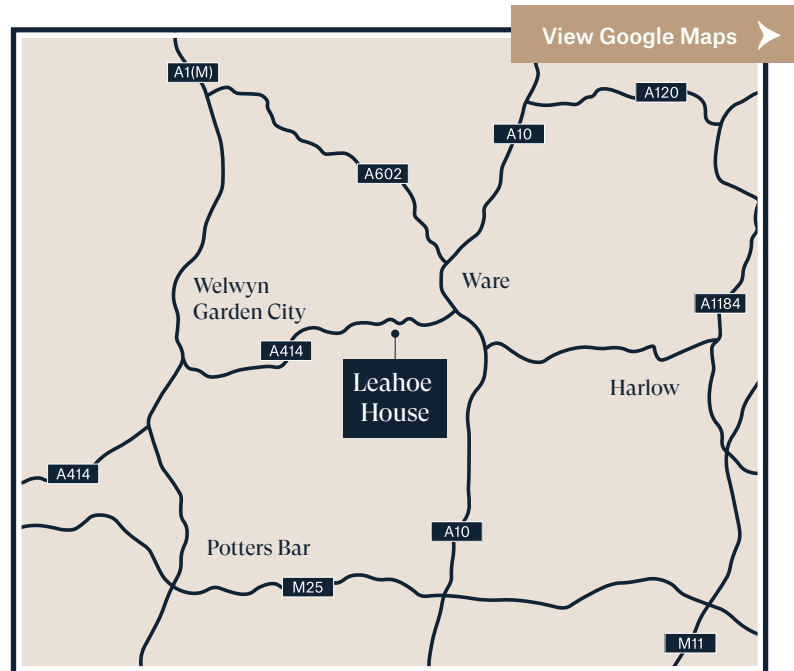
Leahoe House and Gardens, Country Hall, Bullocks Lane, Hertford, SG13 8DE



Location

The County Town of Hertford is a town located centrally within Hertfordshire in the District of East Hertfordshire. The town benefits from excellent transport links with two train stations; Hertford East (providing a service into London Liverpool Street) and Hertford North (providing a service into London Moorgate). The A414 runs through the town providing access to the A10 to the east, which in turn links into Junction 25 of the M25. Road infrastructure also provides quick links to other major towns in Hertfordshire including Welwyn Garden City, Hatfield, St Albans, Stevenage, Cheshunt, Bishop's Stortford etc. Both London Stansted and Luton airports are within 40 minutes of the town.

The site itself is located on the County Hall campus, just south of Hertford town centre. The surrounding area comprises local authority employment, high quality residential, elderly persons accommodation, schooling and woodland. The site is a short walk from the town centre, which provides a wide variety of high street retail outlets, boutique shops, restaurants, coffee shops, food stores (including Tesco, Aldi and M&S Simply Food) and leisure. The town also benefits from a number of highly sought-after schools all rated 'good' or 'outstanding' by Ofsted (Richard Hale being within a few hundred metres of the site and rated 'outstanding').



Travel Connections

Roads

A414	0.5 miles
A10	1.2 miles
A1(M) Junction	4 - 7 miles
M25 Junction	25 - 12 miles

Rail

London Liverpool Street	49 minutes
London Moorgate	52 minutes

Airports

London Luton	20 miles
London Stansted	22 miles
London Heathrow	39 miles



Description

The focal part of the site is Leahoe House, a mansion house constructed in 1876, which fronts the cricket pitch. It is a non-designated heritage asset sitting within the curtilage of County Hall (being both Grade II* and Grade II listed) and located in a Conservation Area. The house is built of red brick with stone details to the principal elevations and brick details to the remainder. The main part of the house is three storeys whilst the east wing has two storeys. The roof of the main part of the building is a slate covered mansard. The two storey areas have simple slate covered pitched roofs. There is a tower which is effectively four storeys high. The house extends to in excess of 10,000sq ft (sts). Tennis courts are located to the west of the house.

To the rear of Leahoe House is a collection of buildings known as 'Leahoe Annex'. They include 'H' block (named due to its shape), formerly used as a children's day nursery, Garden House and Hill House (flatted blocks built in the 1950's). Further to the north of Leahoe Annex are further residential dwelling houses (again 1950's built) known collectively as 'Leahoe Garden's'. In total there are 34 residential dwellings (all vacant or to become vacant shortly). To the north of the site (and effectively detached from the rest of the site due to the topography) and fronting West Street, are the former West Street allotments (non-statutory allotments and vacant / to be vacated).

There are significant drops in topography from south to north with the site built across 'plateau's'. A number of mature trees are located throughout and around the boundaries of the site. Vehicular access is from Bullocks Lane via the main County Hall access road. Footpath links run through the site providing access to West Street to the north.

Find out more 



Leahoe House

The site extends to approximately 3.12 hectares (7.71 acres) (subject to survey) and is located within the County Hall campus. The site is known as 'Leahoe' and is collectively made up of a number of distinct areas; Leahoe House, Leahoe Annex, Leahoe Gardens and West Street Allotments.



Town Planning

East Herts District Council adopted their local plan in 2018, covering the period 2011 - 2033. The site is not an allocated site within the plan. The policies map indicates that parts of the site are allocated as 'open spaces' and as a 'nature conservation site'. As noted previously the site falls within the Hertford Conservation Area.

Leahoe House and 'H' block were both in employment use by the County Council until they ceased operating many years ago. The local plan (following representations made by the County Council) has not included this part of the site within the employment designation that covers the adjoining County Hall campus. The remainder of Leahoe has been in residential uses together with recreation and sports uses (the tennis courts remain in use).

Redevelopment of the site is expected to be acceptable, subject to complying with all relevant national and local town planning policies. The County Council and East Herts District Council (the later in its capacity as planning authority) will expect to see a high quality scheme that looks to restore Leahoe House (potentially converting to 11 flats) together with further development. It is likely that a scheme falling within use class C3 will be acceptable (initial indications of between 50 - 100 units in total), but other uses may be suitable. A master planning approach will be expected by the planning authority.





Viewing & Further Information

Viewings are strictly by appointment only through the sole selling agents Walter Cooper Surveyors.

Contact Alan Joiner to arrange a viewing

alan@wcsurveyors.co.uk

07841 684875

Structure of Transaction

The County Council is seeking to dispose of its freehold interest, with vacant possession on a subject to planning basis. Given the proximity to County Hall the County Council will expect developers to show their ability to deliver a high quality, sustainable and valuable development (more information on scoring criteria etc can be found within the information pack). The developer will be required to meet certain timing milestones in bringing forward its planning application and development.

Data Room

A data room (www.leahoeherford.co.uk) is available containing a covering letter with sale Terms and Conditions (including scoring matrix), Leahoe House condition and structural surveys, measured drawings, geo-technical investigation (Phase 1 and 2), preliminary ecological appraisal & bat roosting assessment, services drawings, topographical surveys, draft flood risk assessment & drainage strategy, draft pre-application report, pre-application built heritage assessment and transport scoping report. All reports are provided for information purposes only.

Offers

Offers are invited by way of informal tender by **Friday 18th November 2022**. Each offer must be for a specified and complete sum of money in pounds sterling. No offer can be considered in which the amount of purchase money is 'indefinite' or calculated by reference to other offers or qualified in any way. The seller is not bound to accept the highest or any offer and reserves the right to enter into negotiations with any party.

