

For Sale

Part of the Former Little Furze School,
Gosforth Lane, South Oxhey,
Hertfordshire, WD19 7RD



Development Opportunity

- Freehold For Sale (subject to contract)
- Site of approximately 2.384 hectares (5.89 acres) sts
- Three Rivers District Council granted Outline Planning Permission for Development of up to 70 residential dwellings (Use Class C3) with new access from Gosforth Lane (appearance, landscaping, layout and scale reserved) under reference no. 21/1271/OUT.
- 75 Bed Care Home currently being developed (and to be retained by the Council) on remainder of the site under planning reference 20/1677/FUL.
- Data room at www.little-furze.co.uk
- Date for written offers by Friday 21st July 2023



Viewing & Further Information

Alan Joiner
07841 684875
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Background

The site is owned by Hertfordshire County Council and comprised a primary school that closed some years ago. The County Council has since secured Planning Permission (see Town Planning) for the redevelopment of the site for a 75-bed care home (the care home will remain in the ownership of the Council) together with a residential development of up to 70 units.

The Council has demolished all previous structures and has let a build contract for delivery of the care home. The residential site is therefore available for sale. The disposal site comprises an 'irregular' shaped site of approximately 2.384 hectares (5.89 acres). The site is located adjacent to Oxhey Woods, an area of ancient woodland, falls within the Green Belt and is approximately 1km from Carpenders Park Station.



Town Planning

On the 27th October 2021 Three Rivers District Council granted Outline Planning Permission for Development of up to 70 residential dwellings (Use Class C3) with new access from Gosforth Lane (appearance, landscaping, layout and scale reserved). Full details of the permission can be found via the following link; www3.threerivers.gov.uk/online-applications/ (search under the planning reference or street name 'Gosforth Lane'). That planning permission includes a reduced affordable housing provision of 26% (70% Social Rented and 30% Shared Equity Tenures).

The 75-bed care home is being delivered via planning permission reference no. 20/1677/FUL. Kori Construction Ltd are now on site having commenced development of the care home. Completion of the care home is due by February 2025. It should be noted that the care home project includes a number of works which benefit the residential site, including off-site highway works, site levelling across the whole site, drainage works, provision of part of the spine road and mains services within the spine road.

Viewing & Further Information

Viewings are via the sole selling agent, Walter Cooper Surveyors. The site can be viewed from Gosforth Lane and the footpath running through the adjoining woodland. Two live webcams showing the site can also be seen at www.koriconstruction.com/kori-live/

For on-site viewings please contact Alan Joiner at Walter Cooper Surveyors:

alan@wcsurveyors.co.uk

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Data Room

A data room (www.little-furze.co.uk) is available containing a covering letter with sale Terms and Conditions, Town Planning information pertaining to both the care home development and the residential development, detailed drawings covering Means of Access (including s.38 works), off-site highway works (s.278 works), internal spine road, provision of mains services, site levelling details etc.

Offers

Offers are invited by way of informal tender by Friday 21st July 2023 (further detail on what an offer should cover is provided in the data room). 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.

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