

For Sale

Westfield School,
Westfield Road, Hoddesdon,
Hertfordshire, EN11 8RA



Development Opportunity

- Freehold For Sale (subject to contract)
- Site of Approximately 1.279 hectares (3.16 acres) sts
- Broxbourne Council granted Outline Planning Permission to demolish the existing school buildings and redevelop the site for residential (illustrative layout indicating 35 dwellings) with all matters reserved except for access under reference no. 07/19/0011/O.
- Data room at <https://westfieldschool-dataroom.co.uk>
- Date for written offers by **Friday 6th December 2024**



Viewing & Further Information

Alan Joiner
07841 684875
alan@wcsurveyors.co.uk

For Sale

Westfield School,
Westfield Road, Hoddesdon,
Hertfordshire, EN11 8RA

Background

The site is owned by Hertfordshire County Council and comprises the Westfield Primary School (an operational school). The school is due to move to new premises being built on the new High Leigh Garden Village development. The new school premises should be available for occupation during Easter (April) 2025 with vacant possession of the existing site in late April / early May 2025. The County Council has since secured Planning Permission (see Town Planning) for the redevelopment of the site based on an illustrative layout of 35 dwellings (40% of which would be affordable). The County Council is therefore seeking to dispose of the Westfield site to a developer to align with the vacant possession timings as set out above.

The disposal site comprises a site of approximately 1.279 hectares (3.16 acres) as shown edged red on the aerial photograph. The site accommodates predominantly single storey school buildings measuring circa 1530sq m (16,469sq ft) Gross Internal Area, hard play / parking areas and grass playing fields. The site is subject to a Tree Preservation Order. Hoddesdon High Street is within a short walk (not level) of the site. The town benefits from excellent shopping, employment and travel infrastructure (Rye House train station and the A10 and M25 road networks nearby).



Town Planning

On the 15th July 2021 Broxbourne Borough Council granted Outline Planning Permission to demolish the existing school buildings and redevelop the site for residential development (all matters reserved save for access). The application was supported by an indicative layout indicating 35 dwellings (8 x 1 bed flat, 6 x 2 bed flat, 15 x 3 bed house & 6 x 4 bed 6 house) and a new Means of Access onto Westfield Road. 40% of all dwellings to be affordable. The Planning Permission is accompanied by a s106 Agreement which seeks to secure affordable housing, financial obligations (modest in our opinion) and any future Estate Management regime.

Full details of the permission can be found via the following link; <https://planning.broxbourne.gov.uk/LPAssure/ES/Presentation/Planning/OnlinePlanning/OnlinePlanningOverview?applicationNumber=07%2F19%2F0011%2FO>

Data Room

A data room (<https://westfieldschool-dataroom.co.uk>) is available containing a covering letter with sale Terms and Conditions, Town Planning information, S106 Agreement, detailed drawings covering Means of Access etc.

Offers

Offers are invited by way of informal tender by Friday **6th December 2024** (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.

Viewing & Further Information

Viewings are via the sole selling agent, Walter Cooper Surveyors. As the site is an operational primary school no attempts to gain access for inspection purposes should be made without prior appointment. Dates of open mornings / afternoons will be confirmed to interested parties in due course.

Please contact Alan Joiner at Walter Cooper Surveyors for viewing arrangements.

alan@wcsurveyors.co.uk
07841 684875

Disclaimer: Walter Cooper Surveyors for themselves and for the seller or landlord of this property for whom they act, give notice that 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract 2) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact and any prospective buyer or tenant must satisfy themselves as to the accuracy of all information or suitability of the property 3) Rents quoted in these particulars maybe subject to VAT addition 4) Walter Cooper Surveyors or its employees or agents, will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property 4) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings, infrastructure or services or information concerning views, character or appearance and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Walter Cooper Surveyors shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters 5) No employee of Walter Cooper Surveyors has any authority to make or give any representation of warranty or enter into any contract in relation to the property. Dated: October 2024.