



2 STATION ROAD, BOREHAMWOOD

HERTFORDSHIRE, WD6 1DF

GLPG
SOLE AGENT

INVESTMENT SUMMARY

- The sale of a **freehold site with detailed planning consent** to create a brand-new development comprising nine units (7 x apartments & 2 x self-contained maisonettes)
- **Proposed Residential NSA** approx. 7,502 sq. ft. / 697 sq. m. - **click here** to skip to the accommodation schedule
- **The site extends** to approx. 0.09 acres / 3,920 sq. ft. / 364 sq. m.
- It is our understanding that there are **CIL liabilities of approx. £94,749** and that **there are no Section 106 contributions** - we strongly encourage all interested parties to carry out their own due diligence to confirm this
- **Surface parking for six of the proposed nine units**
- **Located just 0.2 miles from Elstree & Borehamwood Railway Station**



AERIAL IMAGE WITH SITE OUTLINE



LOCATION

Located just 0.2 miles from Elstree & Borehamwood Railway Station, with trains travelling into Kings Cross in under 25 minutes.

The site is surrounded by an abundance of local amenities, including restaurants, shops, major supermarkets, a retail park and renowned schools.

Borehamwood is an affluent area, which has benefitted from significant investment over the past ten years, transforming the area through a mix of commercial and residential regeneration projects.

The area is a high employment town, which is to be further enhanced by plans to build a substantial Sky Studio in Borehamwood within close proximity to the famous Elstree Studios.



BOREHAMWOOD SHOPPING PARK - 0.4 MILES

KEY DISTANCES

- Elstree and Borehamwood Railway Station - 0.2 Miles
- Borehamwood Shopping Park - 0.4 Miles
- Parkfields Park & Gardens - 0.7 Miles
- Yavnah College - 0.7 Miles
- M&S Simply Food - 0.8 Miles
- Tesco Extra - 0.8 Miles
- Elstree Studios - 0.8 Miles



ELSTREE & BOREHAMWOOD RAILWAY STATION - 0.2 MILES



Shenley Road with an abundance of restaurants, shops & supermarkets

Fairwood Place Recently Completed by Berkeley Homes

Martins Walk Park & Playground

The Site

Travelling into Kings Cross St Pancras in under 25 minutes



DESCRIPTION

A freehold site benefitting from detailed planning consent to demolish the existing property to create a brand-new residential development comprising nine units, including seven apartments and two self-contained maisonettes.

The scheme is broken down as a number of 1, 2 & 3 bedroom units (1 x 1-bed, 5 x 2-bed & x 3-bed) and there are six parking spaces included within the proposed scheme.

The proposed scheme includes a total residential net saleable area of approx. 7,502 sq. ft. / 697 sq. m.

Detailed planning consent - Hertsmere Borough Council, planning reference: 19/0819/FUL - [Click Here](#) to view the application on the planning portal.

DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **2STATIONROAD** (case sensitive)

The data room contains the following set of documents:

1. Full set of approved plans & documents
2. Title Register & Plan
3. Decision Notice

Please note, the data room is being regularly updated.

Unit	Parking	Beds	NIA Sq. Ft.	NIA Sq. M.
9-Unit Consent (Planning Ref: 19/0819/FUL)				
1	1	3	1,066	99
2	1	3	936	87
3	1	2	829	77
4	1	3	926	86
5	-	2	764	71
6	-	2	764	71
7	-	1	538	50
8	1	2	872	81
9	1	2	807	75
TOTAL			7,502	697

PROPOSAL

Offers Invited for the Freehold interest at £1,350,000, subject to contract

VAT

It is our understanding that the property is not elected for VAT

OFFERS

To be sent via email to team@glpg.co.uk, detailing the following:

1. Purchaser details
2. Proposal including timescales
3. Exchange deposit
4. Method of funding & proof of funds
5. Level of due diligence undertaken to date
6. Solicitor details
7. Any associated conditions

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DEBT ADVISORY

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / nick.swerner@glpg.co.uk.



CONTACT

For further information or to arrange an inspection, please get in touch with a member of our Investments Team:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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