



# CHEQUERSFIELD



**FOR SALE : 4.70 HECTARES 11.61 ACRES**  
LAND AT CHEQUERSFIELD □ WELWYN GARDEN CITY □ AL7 4TX  
RARE SOUTHEAST DEVELOPMENT OPPORTUNITY

A414

A1(M)

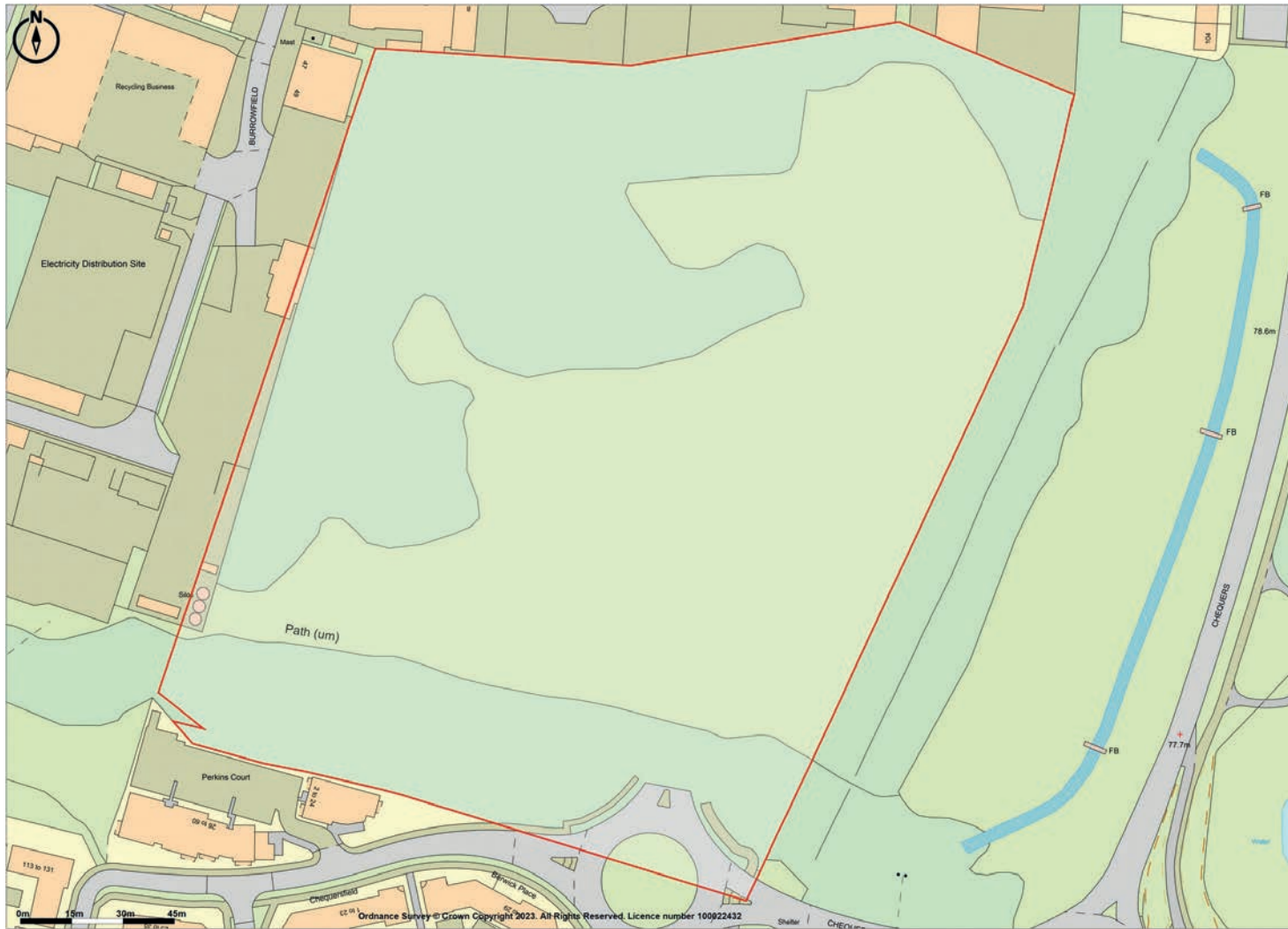
<- London Kings Cross 29mins

Welwyn Garden City ->

 SITE BOUNDARY

 RAILWAY LINE

These plans are for information purposes only and not to scale.



# DESCRIPTION

The site provides a rare opportunity to acquire 11.61 acres of land offering strong redevelopment potential to meet local and regional requirements.



A RANGE OF DEVELOPMENT OPPORTUNITIES AND POTENTIAL USES (SUBJECT TO PLANNING)



SITE AREA APPROXIMATELY 11.61 ACRES (4.7 HECTARES)



WITHIN CLOSE PROXIMITY TO A1(M) VIA JUNCTION 4



EXCELLENT ACCESS TO LABOUR



ESTABLISHED LOCATION FOR TRADE COUNTER & INDUSTRIAL

# PLANNING AND SITE HISTORY

## Employment Use

Proposed Submission – August 2016. The area is currently allocated for B1, B2, B8 Use Classes. It is referenced in the Local Plan that there are very few sites in the designated employment areas and mixed-use sites incorporating employment uses that have yet to be developed.

Under section 12.59 the Local Planning Authority (LPA) will encourage proposals for the development and reuse of land which is or may be contaminated in line with the general thrust of national planning policy. Under the 1995 Environment Act the LPA has a duty to identify sites which may be contaminated and determine the remediation requirements.

## Policy SP 2 – Targets for Growth

294 hectares of employment land have been identified to maintain a sufficient supply of jobs in the borough and provide the opportunity for new employment floorspace to be provided between 2013 and 2032, allowing for flexibility in the face of economic changes. Provision will be made for at least 116,400 sq.m of new floorspace for industry, offices and warehousing over the plan period from designated employment areas and mixed use sites including the strategic development site at Marshmoor, Welham Green as set out on the Polices Map.

## Policy SP 8 – The Local Economy

The LPA will support economic prosperity, encourage inward investment and the creation of a range jobs by:

- Resisting the loss of land from Class B uses
- Retaining a stock of good quality employment land and premises
- Ensuring that provision is made to meet the needs of business sectors that are already well represented in Welwyn Hatfield and those that are looking to invest in the area
- Maintaining a balance of types of employment so that opportunities are available for people with a range of different skills and levels of skill
- Ensuring that provision is made for a range of opportunities, in terms of sites and premises, to allow new and emerging sectors to be accommodated and
- Recognising the important role played by non-Class B land uses (including retail) in providing employment and contributing to the local economy.

The LPA will also support the provision of other uses that are ancillary to, but supportive of, Class B uses in designated employment areas.

## Residential Use

As a non-allocated residential site, it will be considered a windfall site, which in accordance with adopted policy H2 (Windfall Development) will be acceptable provided:

- The availability of previously developed sites and/or buildings
- The location and accessibility of the site to services and facilities by transport modes other than the car
- The capacity of existing and potential infrastructure to absorb further development
- The ability to reinforce existing communities, including providing a demand for services and facilities and
- The physical and environmental constraints on development of land.

## Site History

- The site was used as a quarry for brickearth and aggerates in the 1930's and later used in the 1950s and 1960s for landfill. The site was acquired by Hertfordshire County Council (HCC) in 1975 to be used as school playing fields. This use ceased in the 1990s and it is understood to have remained vacant since.
- In light of its landfill history, the site has been the subject of extensive technical investigations which have confirmed the site is contaminated.
- For the avoidance of doubt, landfill sites are excluded from the National Planning Policy Framework (NPPF) definition of previously developed land. The site is therefore considered 'greenfield'.

The property is not located in any sort of environmental conservation area.

## Land Remediation - Tax Relief

Land Remediation Relief is a relief from corporation tax. It provides a deduction of 100%, plus an additional deduction of 50%, for qualifying expenditure incurred by companies in cleaning up land acquired from a third party in a contaminated state. See link below for further detail:

<https://www.gov.uk/hmrc-internal-manuals/corporate-intangibles-research-and-development-manual/cird60015>

# LOCAL ECONOMY



**806,213**

people live in the Welwyn Hatfield District, part of the county of Hertfordshire



**598,438**

are economically active people providing a healthy workforce



Government initiative to provide

**16,000**

new homes by 2033



Following this a further

**7,000**

planned in future development



Increased

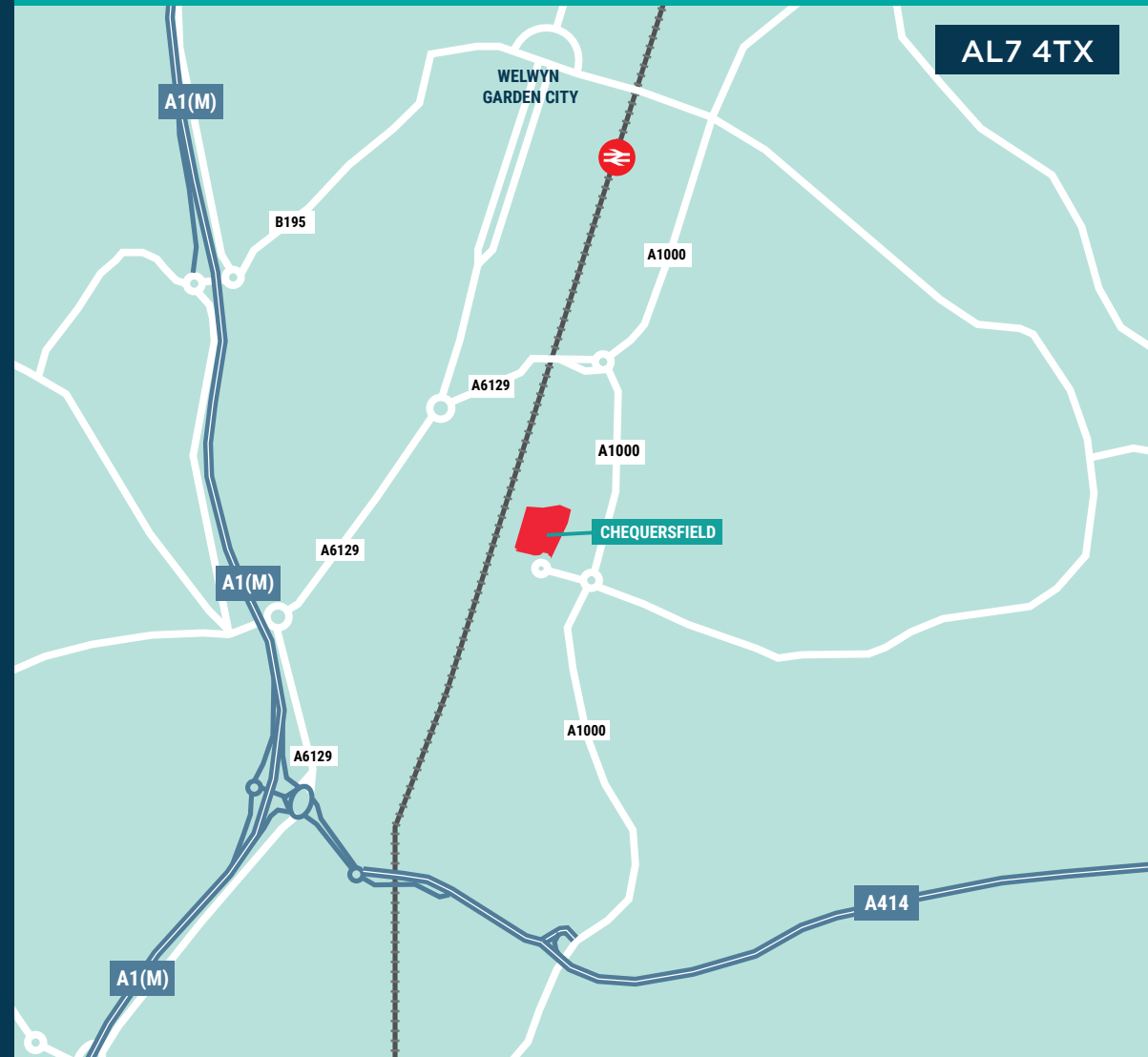
**GROWTH**

in employment in the area



Welwyn Garden City is located in the county of Hertfordshire, being well accessed by road via Junction 23 of the M25 just to the south and A1(M) motorway.

There are a number of larger occupiers who moved into the area during the 1990s and early 2000s, such as Tesco. The largest subsector in Welwyn is Administration and Support Services accounting for c. 10% of the total employment.



# LOCATION

The site is accessed via Chequersfield (A1000) in the town of Welwyn Garden City, Hertfordshire, which lies 24.6 miles to the north of Central London.

Located in the heart of Hertfordshire, Welwyn Garden City is one of two major towns in the Welwyn Hatfield district and benefits from strong road connections to the wider region via the A1(M) and A414. The A1(M) runs through the centre of the district providing access to the East Midlands to the north and London and the M25 to the south. Additionally, the A414 provides links east towards Hertford and Harlow and west towards St Albans and Hemel Hempstead.

The East Coast Main Line runs through Welwyn Garden City train station, which is just 1.4 miles from the site, to London King's Cross with services currently provided by Thameslink and Great Northern.

The site is located adjacent to a local bus route, which provides access to St Albans, Hatfield and further afield including Heathrow Airport.



A1 (M) Junction 4	2.1 miles
Hatfield Business Park	3.7 miles
Hertfordshire University	3.4 miles
A1 (M) Junction 1 / M25	8.9 miles
Roehyde Interchange / A414	4.2 miles
M1 Junction 8	13.2 miles
Welwyn Garden Centre Train Station	1.4 miles
Central London	25.2 miles
London Stansted Airport	27.8 miles
London Luton Airport	14.0 miles
London Gateway	47.5 miles
Felixstowe	106.0 miles



## SALE PROCESS

Hertfordshire County Council have Cabinet approval to sell the site on an unconditional basis with the purchaser assuming full responsibility in respect of ground conditions.

Vacant possession can be provided immediately subject to agreement on completion of the contract.

## EXPRESSION OF INTEREST

Initial expressions of interest are sought in the first instance. Interested parties are required to confirm their interest in the land and upon the bids process will be required to provide the following information and to satisfy the relevant purchaser criteria, as follows:

- Nature of proposed use and/or development proposals
- Track record in dealing with similar development schemes
- Track record in dealing with contaminated sites of this nature
- Availability of suitable resources for any proposed development of the land
- Any other information that is considered relevant
- Financial status and readily available funding to deal with remediation and proposed development meeting the following criteria:
  - Turnover of at least £25m.
  - Gross Profit of a minimum of 10%.
  - Liquidity of at least 1.00.
  - Accumulated Reserves (Shareholders funds) of at least £25m.

Further information and inspection can be arranged through the sole agents.



## DATA ROOM

Visit [www.chequersfield.co.uk](http://www.chequersfield.co.uk) and register to download further information.



## VAT

We are informed the property is not elected for VAT.

## COSTS

Prospective purchasers will be required to cover the Council's reasonably incurred professional and marketing cost in connection with the transaction, capped at £40,000 + VAT

## ANTI-MONEY LAUNDERING

The purchaser will be required to submit documentation to satisfy anti-money laundering regulations.

## VIEWINGS

Interested parties wishing to view the site are asked to provide prior notification to Lambert Smith Hampton before viewing

### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Lambert Smith Hampton nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Note: All plans not to scale.

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