

Development Site

WALTER
COOPER

Borehamwood Police Station

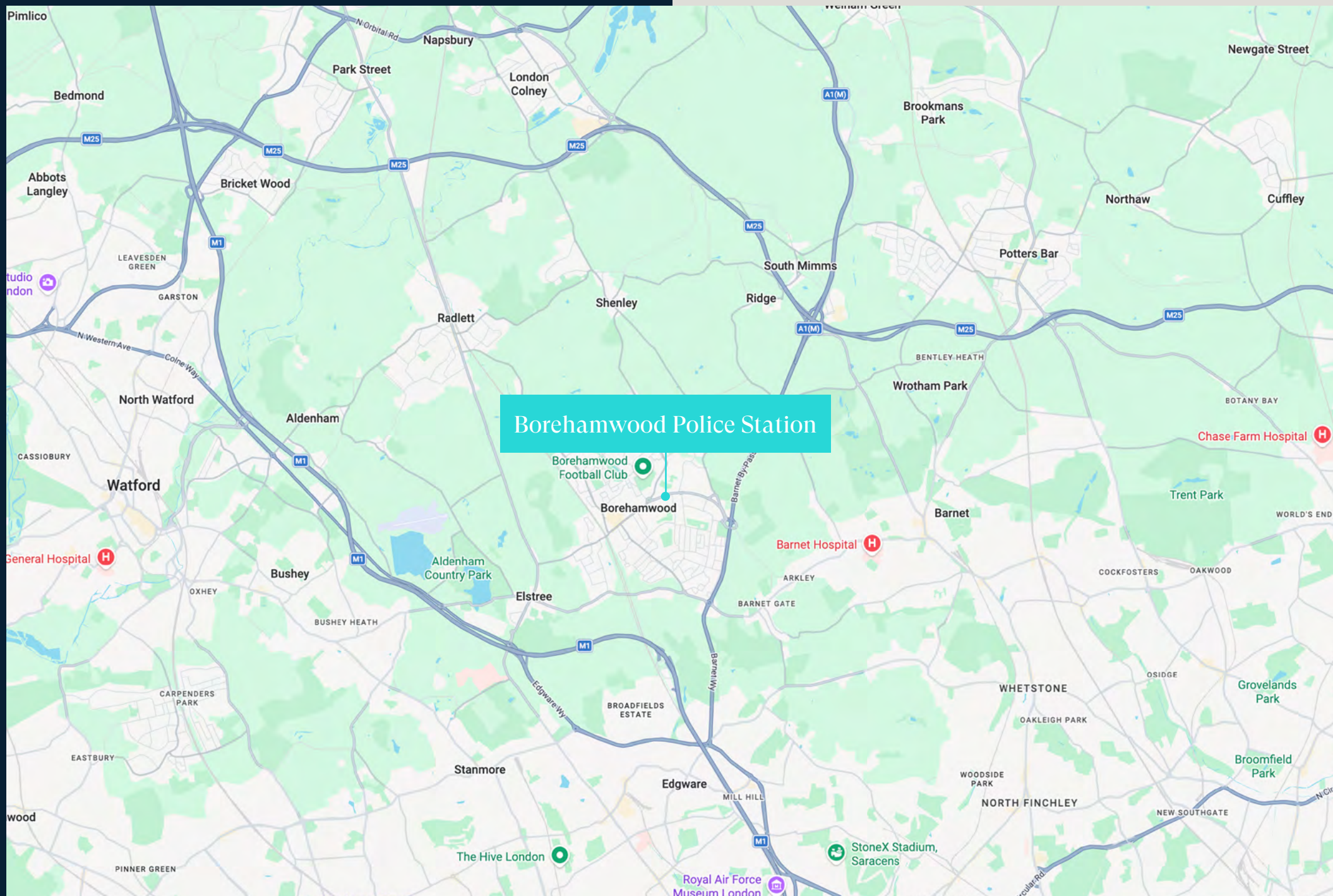
Elstree Way, Borehamwood WD6 1LB

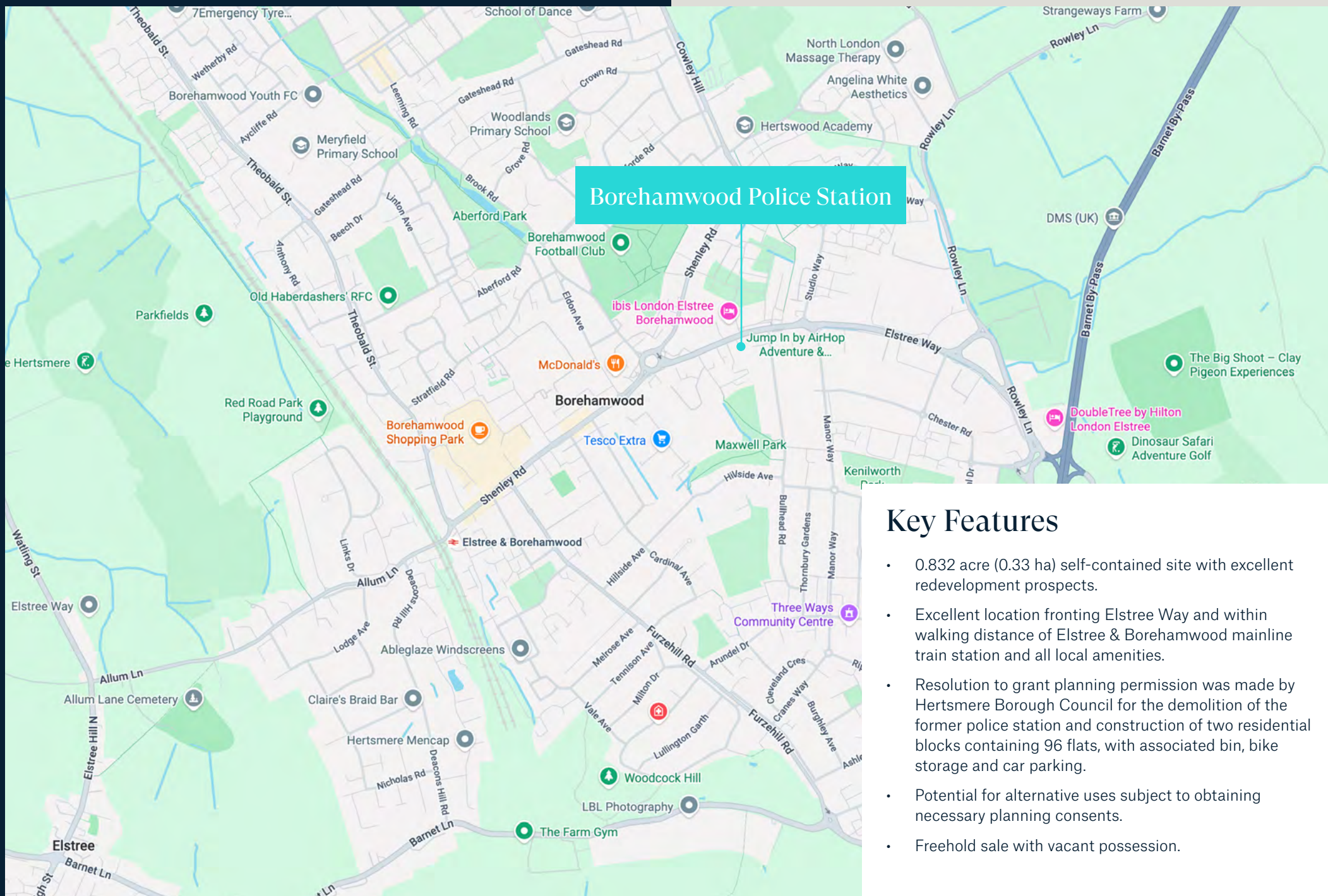


** For indicative purposes only*



Police & Crime
Commissioner
FOR HERTFORDSHIRE





Borehamwood Police Station

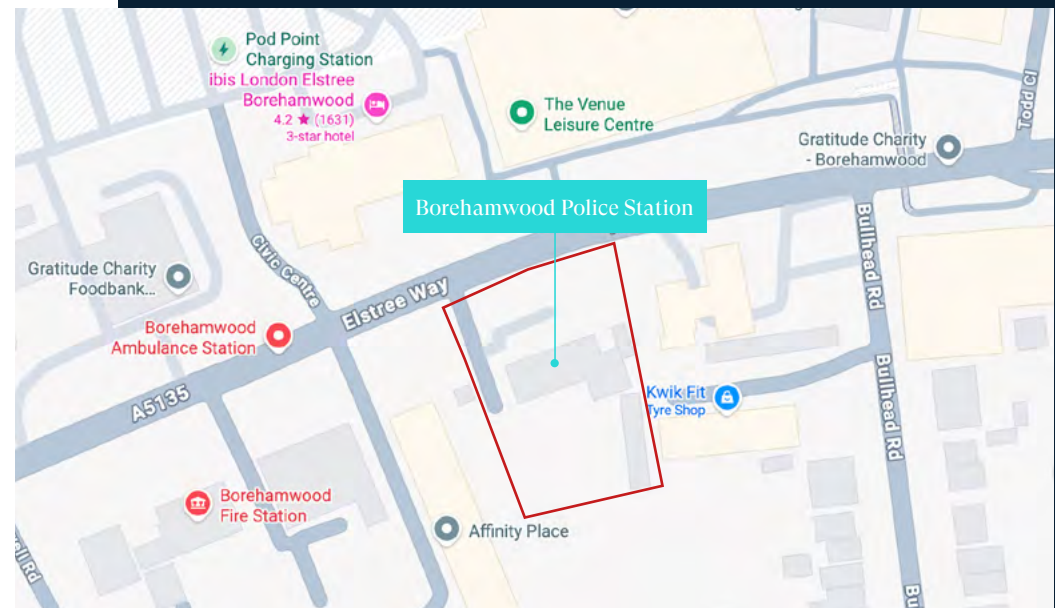
Key Features

- 0.832 acre (0.33 ha) self-contained site with excellent redevelopment prospects.
- Excellent location fronting Elstree Way and within walking distance of Elstree & Borehamwood mainline train station and all local amenities.
- Resolution to grant planning permission was made by Hertsmere Borough Council for the demolition of the former police station and construction of two residential blocks containing 96 flats, with associated bin, bike storage and car parking.
- Potential for alternative uses subject to obtaining necessary planning consents.
- Freehold sale with vacant possession.

Site Description

The self-contained plot comprises of 0.82 acres (0.33 hectares) in a prime location with just a short walk to the Borehamwood high street and under a mile to the Elstree and Borehamwood train station allowing for a simple and fast commute into London and Luton airport.

The Former Borehamwood police station has been vacant for a number of years after the operation had been relocated into the Hertsmere council offices. The building has a total GIA of 14,170 sqft comprising a total of 17.35% of the site. The development has granted planning permission for 96 flats consisting of 60 1x bed, 33 2x bed, and 1 3x bed.





Location

Distance by car

Elstree & Borehamwood
train station

5 mins

A1

5 mins

M25 (Junction 23)

13 mins

Luton Airport

31 mins

Heathrow Airport

47 mins

Distance by train

St Albans City Train Station ➡
9 mins

London St Pancras ➡
24 mins

London Luton Airport ➡
24 mins

Planning

The site falls within the Elstree Way Corridor (EWC), which was identified within the 2013 Core Strategy (Policy CS23) and the subsequent EWC Area Action Plan (EWC AAP). Core Strategy Policy CS23 sought to support the continued development and refurbishment of Employment, Civic and Community uses as well as residential development on appropriate sites. Within the EWC AAP, an Opportunity Area was identified to deliver up to 800 residential units. This Opportunity Area covers land fronting Elstree Way, and land immediately to the rear of this frontage to the north and south. The Council's preference was for the sites to be brought forward together, and whilst some have, this is not realistic for the entire area, due to the different land holding interests. This has however not prevented significant residential development being brought forward, with the 2024 draft LP reporting that 895 homes have been delivered within the EWC so far, with potential for a further 685 homes still to be delivered within this area, the Former Police Station being one of these such sites.

The site is the subject of an extant planning permission, securing outline consent for 96 flats (application ref: 20/0057/OUT). These proposals include one seven storey and one eight storey building, with 35% affordable homes, 23 car parking spaces, and 122 bicycle parking spaces. All matters are reserved. Adopted policy supports the redevelopment of the site for residential at a significantly greater density than the current land use. Whilst the proposals exceeded guidelines set within the EWC AAP in terms of building height and density, and reduced car parking justified by the sustainable location, it was concluded by the Officer in the Committee Report that the provision of new homes, including 35% affordable, in a sustainable town centre location on a brownfield site, using sustainable technologies and encouraging model shift were all



positive planning considerations that weighed in favour of the proposals, in line with the NPPF sustainable development objectives, and conserving valuable Green Belt. The application was granted in October 2023 following the signing of the S106 agreement.

The extant use of the property is considered to be sui generis and the planning history is set out in the Vincent & Gorbing report that is available within the dataroom.

Tenure

Freehold with vacant possession

Anti-Money Laundering

In accordance with AML Regulations, the successful purchaser will be required to satisfy the vendor on the source of funds for the purchase.

VAT

The property is not elected for VAT

EPC

EPC certificates are available within the data room.

Price

Offers invited by way of informal tender. The vendor is not bound to accept the highest or any offer and reserves the right to enter into negotiations with any party. Both conditional and unconditional offers will be considered. The vendor will expect there to be an agreed form of overage and a provision for clawback if applicable.

Offers to be invited on 2 basis: [1] sale of the entire site for redevelopment or [2] sale of the site for redevelopment to include the provision of a new police station facility within any proposed development of the site of circa 920 m2 GIA of self contained office space, preferably part ground and first floor, with secure fenced external area to accommodate parking for a minimum of 20 police vehicles, cycle store and car maintenance equipment store. To be made available to the police on basis of a long leasehold interest, at a peppercorn rent, at nil cost.

Viewings

By arrangement

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