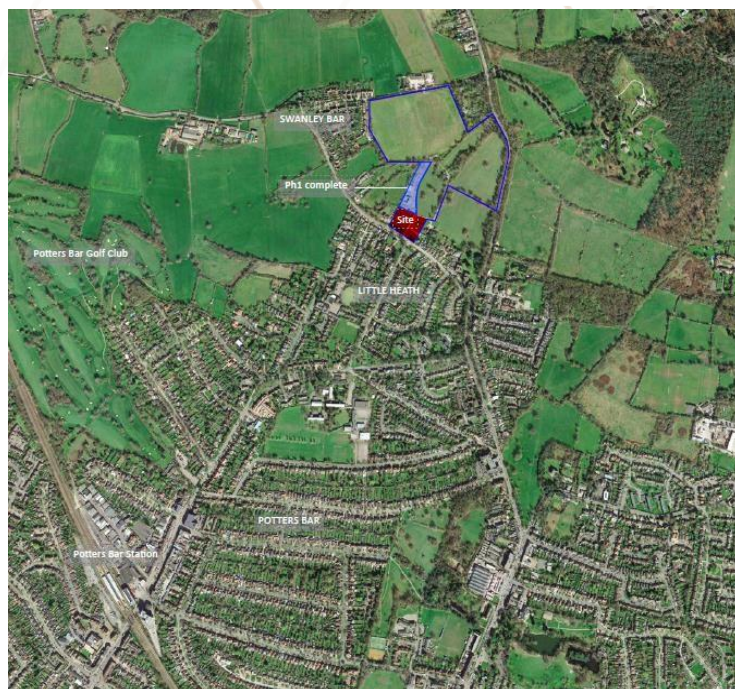


Land at Hawkshead Road, Little Heath, LHE1



- A rarely available opportunity to purchase an ‘oven ready’ site with an exceptional architectural design
- Prime **Hertfordshire** location– Little Heath is a village perfectly located on the edge of the very popular and high value town of **Potters Bar**, within easy level reach of the centre and station. Phase 1 dwellings sold at around **£750/ft²**
- Detailed planning permission granted under reference 6/2021/3304/MAJ (Welwyn Hatfield Borough Council) for **34 residential dwellings**, 12 of which affordable (50% shared ownership, 50% affordable rent). Formal RP offer on affordable is available
- In all, about 46,570 ft² (4,326m²) of consent ranging from 1 bedroom maisonettes to 5 bedroom detached houses, the site offers a range of types, sizes and tenures in order to provide a wide choice of homes creating a **mixed and inclusive community**
- Utilises the existing site access from Hawkshead Road which would be improved to include a segregated footway into the site and a better pedestrian crossing
- **Sealed S106 agreement** in place with fixed contributions (subject to indexation); potential to provide biodiversity net gain on adjoining land
- Sewerage system with sufficient capacity for site already installed as part of Phase 1; surface water **drainage solution** designed and approved using existing on site features
- **No significant constraints** to delivery and no occupational agreements in place; site available to transact immediately
- Conditions are set out in the decision notice, none of which considered to be onerous. Commencement confirmed so that consent preserved
- **Excellent sustainability credentials** with highly efficient building fabric, utilising heat pump technology and renewables to achieve Future Homes Standard as a minimum
- Site access/viewings strictly by prior appointment





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