



143 - 145 Harper Lane

RADLETT, WD7 9HG

GLPG



Approximate Site Outline

Executive Summary

CONSENTED DEVELOPMENT OPPORTUNITY TO CREATE NINE HOUSES IN RADLETT

- A 0.84-acre (0.34 ha) site comprising 2 large two-storey buildings with detached garages
- The site is bordered by Harper Lane to the west, separated by a strong landscape buffer, and Bowlers Green to the east
- Planning has been granted to create 9 x three-bedroom houses
- The total proposed GIA is approx. 993 sqm (10,689 sqft)
- The proposed internal accommodation is designed to provide high-quality family living through generous space standards that exceed minimum requirements
- Each house will benefit from a private rear garden and dedicated cycle storage
- 23 parking spaces are proposed
- It is our understanding that there are no CIL & S106 contributions
- The property is for sale freehold by way of informal tender (unless sold prior) at Offers in Excess of £2,500,000, subject to contract

Location

The site is situated in the highly sought-after village of Radlett, one of Hertfordshire's most desirable residential locations. It sits immediately north of Harperbury Park, a recently completed residential development of 206 dwellings by Bloor Homes. The village offers an attractive mix of boutique shops, cafés, restaurants and everyday amenities, alongside a strong sense of community.

The site benefits from excellent connectivity, with regular Thameslink services from Radlett railway station, a 5-minute drive or 9-minute cycle away, providing direct access to London St Pancras International in approximately 25 minutes. The nearby M25 motorway and M1 motorway also provide convenient road connections across London and the wider South East.

Porters Park Golf Club



Radlett Village



Watford FC Training Ground



Colney Fields Shopping Park

Planning

Full planning permission has been granted (Ref: 5/2023/2462 - St Albans City & District Council) for the demolition of the existing buildings and the comprehensive residential redevelopment of the site, comprising nine houses in total (6 x 3B5P semi-detached units and 3 x 3B6P detached units) delivering a total proposed GIA of approximately 993 sqm (10,689 sqft).

Each house benefits from step-free access to the front entrance, a generous private rear garden, dedicated cycle storage, and designated bin storage. 23 car parking spaces will be provided across three vehicular crossover points onto Bowlers Green.

The proposed internal accommodation is designed to provide high-quality family living through generous space standards that exceed minimum requirements. The proposal consists of two distinct house types:

House Type 1 (Units 1-6)

These six semi-detached, three-bedroom (5-person) houses each provide a Gross Internal Area (GIA) of 97.2 sqm. The ground floor features an entrance hall with a cloakroom (WC), a separate living room, and an open-plan kitchen/breakfast area. The first floor contains three bedrooms, including a primary bedroom with an en-suite, and a separate family bathroom.

House Type 2 (Units 7-9)

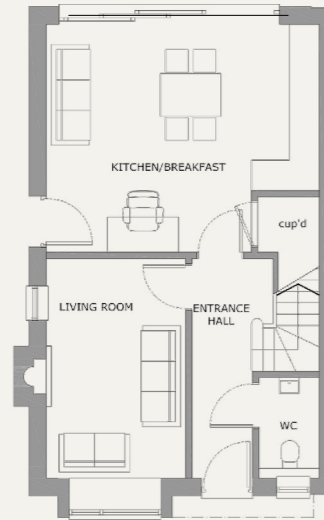
These three detached, three-bedroom (6-person) houses offer a larger GIA of 136.6 sqm. The ground floor accommodation includes an entrance hall, a dedicated study, a living room, a utility room, and an expansive open-plan kitchen/breakfast and dining area. The first floor comprises three bedrooms, an en-suite to the primary bedroom, and a family bathroom.



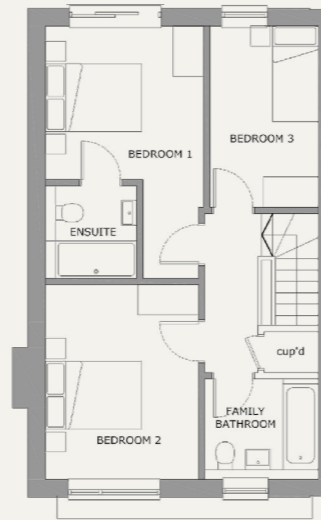
Proposed Site Layout

Proposed Floor Plans

House Type 1

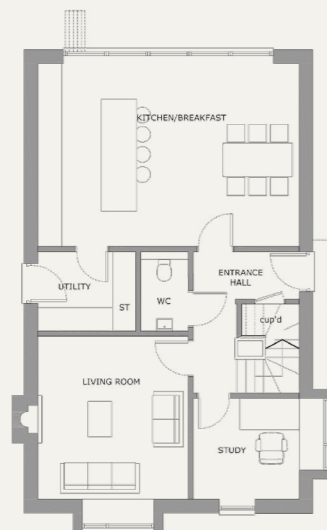


Ground Floor

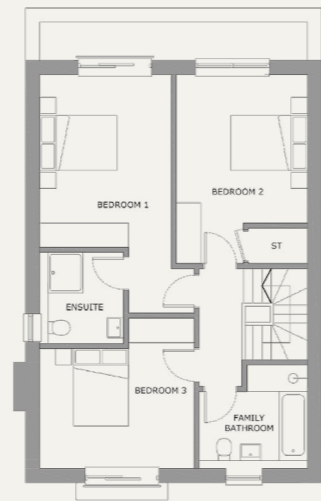


First Floor

House Type 2



Ground Floor



First Floor

Proposed Accommodation Schedule

Unit	Type	House Type	Storey	Beds	Sqm	Sqft
1	Semi-detached	Type 1	2	3B5P	97.2	1,046
2	Semi-detached	Type 1	2	3B5P	97.2	1,046
3	Semi-detached	Type 1	2	3B5P	97.2	1,046
4	Semi-detached	Type 1	2	3B5P	97.2	1,046
5	Semi-detached	Type 1	2	3B5P	97.2	1,046
6	Semi-detached	Type 1	2	3B5P	97.2	1,046
7	Detached	Type 2	2	3B6P	136.6	1,471
8	Detached	Type 2	2	3B6P	136.6	1,471
9	Detached	Type 2	2	3B6P	136.6	1,471
Total					993	10,689

Potential for Value Enhancement

Each plot has been specifically designed to accommodate accommodation at second storey/roofspace level. The winding staircases and prominent gable elements incorporated into the architectural design are a deliberate response to this aspiration. This further floorspace could be unlocked through a subsequent planning application, incorporating skylights or rooflights. A straightforward minor application that would materially enhance both the layout's end value of each unit. This enhancement could also be achieved alternatively through permitted development following construction, to enhance saleability to plot purchasers.

METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at Offers in Excess of £2,500,000, subject to contract.

VAT

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

FURTHER INFORMATION

Further information and associated documents can be found by visiting:

www.glpjg.co.uk/harper-lane/

CAPITAL ADVISORY

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The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

0203 336 7377 or email capital@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

Sam Bacon

Associate Director

0203 196 2413

07530 961 373

sam.bacon@glpg.co.uk

Matt Glazer

Director

0203 196 2416

07879 774 584

matt.glazer@glpg.co.uk

Harry Marks

Senior Associate

0208 143 1280

07590 461 123

harry.marks@glpg.co.uk

Oliver Worrall

Associate

0203 196 2414

07375 127 367

oliver.worrall@glpg.co.uk

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