

**0.228 hectare/0.563 acre**

**POTENTIAL RESIDENTIAL DEVELOPMENT SITE** subject to planning

**Lord William Cecil Memorial Hall, French Horn Lane, Hatfield, AL10 8AQ**



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## Situation and Description

Hatfield, situated 20 miles north of central London, is home to the University of Hertfordshire and historic Hatfield House.

The site comprises the William Cecil Memorial Hall, a single storey community facility with parking and soft landscaped areas, occupying a total site area of 0.228 hectare / 0.536 acre. The property is shown edged red, for identification purposes only, on the attached plan, which is not to scale.

The site is located at the eastern end of Hatfield Town Centre, a short walk from the pedestrianised shopping precinct, at the roundabout junction of French Horn Lane with Queensway, Wellfield Road and St Albans Road East. Hatfield mainline station and the Old Town Centre are within half a mile. The Galleria Outlet Shopping Centre and entertainment complex, with a 9-screen Cinema and a selection of restaurants and bars, is within one mile.

Hatfield Station provides a link to London Kings Cross/St Pancras, Moorgate and Underground stations. A1(M) and M25 motorway junctions are within a short distance. Luton, Stansted and Heathrow airports are all within easy reach.



Site Plan

For identification purposes only – not to scale

### **Services**

All mains services are understood to be available within the vicinity of the site. No enquiries have been made of the supply authorities.

### **Planning**

The Welwyn Hatfield District Plan is the current adopted Local Plan. This Plan was adopted in 2005. An independent examination of the New Local Plan is now in progress.

The site is not subject to any site specific planning designations other than the general saved policies within the Borough Plan.

It is considered that the site might accommodate a development of 18-22 flats.

### **Sale**

The property is offered for sale by private treaty, on a subject to planning and contract basis. Indicative Heads of Terms, detailing the proposed method of sale, are set out below.

Offers are to be accompanied by a sketch plan showing how the redevelopment of the site is envisaged.

### **Viewing**

The site may be viewed from the road at any time. Access onto the site and/or to the hall is strictly by prior appointment.

### **Enquiries**

All enquiries to the Seller's Agent, Space Estates – contact Toni McDaid on 01442 872000 / [tonimcdaid@spaceestates.com](mailto:tonimcdaid@spaceestates.com).

**INDICATIVE HEADS OF TERMS**  
**Subject to Contract**

**Date:** TBC

**Property:** **Lord William Cecil Memorial Hall Site**  
**French Horn Lane, Hatfield, AL10 8AQ**

**Seller:** Managing Trustee:  
The Parochial Church Council Bishops Hatfield St Etheldreda  
with St Luke

Custodian Trustee:  
The St Albans Diocesan Board of Finance

**Seller's Solicitor:** Debenhams Ottaway

**Buyer:** TBC

**Buyer's Solicitor:** TBC

**Price:** **£TBC**

Subject to planning, soil survey and subject to contract, and subject to the Buyer receiving permission for residential development on the the site.

The offer figure makes allowance for Section 106 / CIL costs.

The Buyer will, with the Seller's assistance/co-operation if required, submit a viability statement to argue that Section 106 payments should not be imposed.

**Terms:** The transaction will proceed by way of an Option Agreement. The Option Payment is £1,000 which shall be deductible from the eventual purchase price on completion.

**Covenants:** The land to be transferred to the Buyer shall be subject to the following covenants:

1. Not to develop the site other than in accordance with plans previously approved in writing by the Seller's Surveyor
2. Not to use the property other than for residential purposes
4. Not to use the property for any purpose contrary to the principles and beliefs of the Church of England
5. Not to use the property for the sale of alcohol

**Submission of Application** The purchaser shall be required to submit a detailed planning application within twelve weeks of exchange of the Option Agreement, in default of which the Seller may rescind the contract and forfeit the deposit.

The Buyer will keep the Seller's Surveyor informed of all discussions with the local planning authority, and/or will allow the Seller's Surveyor to attend any planning meetings (in an observational role only)

The Buyer shall use all reasonable endeavours to pursue the application.

The Seller's consent shall be required to any changes in the planning application, such consent not to be unreasonably withheld.

The Seller shall not object to the planning application if the foregoing terms have been satisfied.

**Deposit:** On exercise of the Option, the Buyer will pay a 10% deposit to be held by the Seller's solicitors as stakeholders

**Exchange of Contracts:** The Option shall be exercised no later than 21 days from receipt of an unchallenged planning permission/conservation area consent.

**Completion:** 21 days from the date of exercise of the Option.

**Appeal:** If an appeal has been lodged or an application has been submitted and is yet to be determined by the long-stop date, (and no other planning permission is yet in place), the long-stop date will be extended to 21 days after an appeal or application decision is received.

<b>Long Stop Date</b>	Twelve months from the date of the Option Agreement
<b>Fees/costs:</b>	<p>The Buyer shall meet all the costs of specialist reports, design and statutory planning fees in connection with the obtaining of planning permission.</p> <p>The Buyer shall meet the Seller's legal and agent's fees/costs incurred in relation to the sale of the site.</p>
<b>VAT:</b>	Not payable, other than on costs.
<b>Local Authority:</b>	Welwyn Hatfield Council

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TM/SEP2023