

# NEWBERRIES CAR PARK

## RADLETT

HERTFORDSHIRE  
WD7 7LD



**BNP PARIBAS  
REAL ESTATE**



# EXECUTIVE SUMMARY

## A CENTRALLY LOCATED DEVELOPMENT OPPORTUNITY IN RADLETT, HERTFORDSHIRE



**Freehold owned site** extending to approximately 2.23 acres (0.90 hectares).



A rare development opportunity in a thriving Hertfordshire village suitable for a variety of uses, subject to the necessary consents.



Located circa 0.2 miles from Radlett rail station, and circa 14 miles north-west of London.



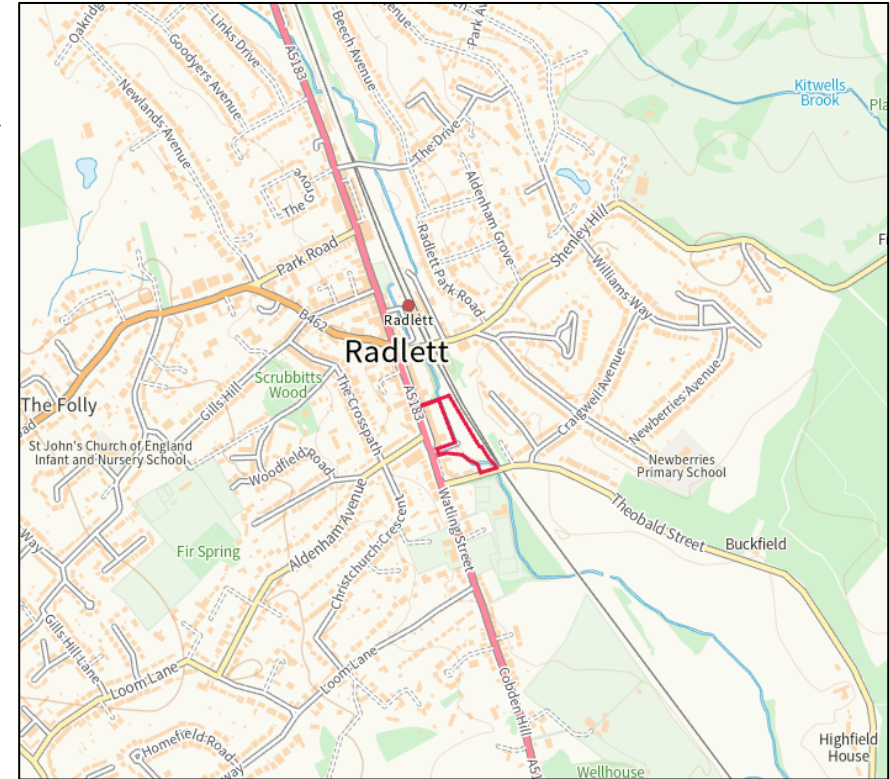
Close proximity to the M25, M1 and A1(M), providing **excellent road links** to the national road network.



Key amenities including schools, shops and health centres nearby.



**Expressions of Interest** invited by 12 noon on 19<sup>th</sup> June 2025.



Source: OS

# THE LOCAL AREA

RADLETT IS AN AFFLUENT VILLAGE IN HERTFORDSHIRE WITH EXCELLENT ACCESS TO CENTRAL LONDON.

The site is located in Radlett, a large village within the Borough of Hertsmere, approximately 14 miles north-west of London as the crow flies. Radlett is an affluent part of Hertfordshire and a significant proportion of residents commute into London for work given the village's transport links and proximity to the city.

The district centre has many amenities centred along the thriving Watling Street, from which the site is accessed. The proximity of the rail station and high street means that the site is well located with potential for a variety of uses, subject to the necessary consents.

The village centre location of the site results in immediate surrounding uses of retail and public services. The railway line sits adjacent to the north and east. Residential use sits beyond this in the form of both detached houses and low density purpose-built flats. To the south of the site, beyond Tykes Water brook, is also residential in use.

## ACCESS AND CONNECTIVITY

The village is well connected by road, sitting equidistant from the M25, M1 and A1(M) motorways, allowing excellent access to the South East and National road network. Radlett rail station is serviced by Thameslink, providing direct services to London St Pancras in 26-30 minutes and St Albans in 6 minutes. Luton Airport is approximately 17 miles to the north of the site.

Bus stops can be found close to the site access along Watling Street.

The site can be accessed vehicularly from the south-west via Watling Street. There is also a pedestrian footbridge providing access from the north-west of the site off Watling Street.



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# SITE DESCRIPTION

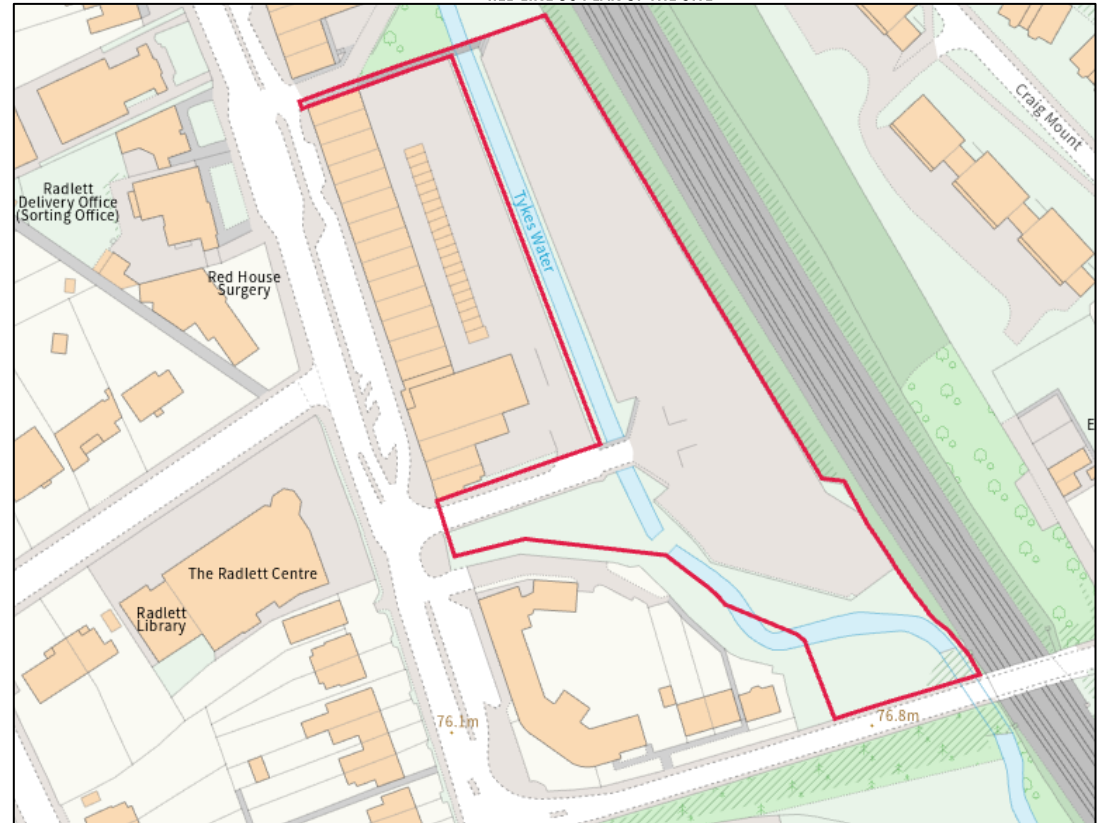
The site extends to approximately 2.23 acres (0.90 hectares) which we have measured from an outline Ordnance Survey extract. The site boundary is shown outlined red in the plan adjacent.

The site currently comprises 210 car park spaces with some areas of woodland surrounding the brook. The car park is owned and operated by Hertsmere Council.

The majority of the site is flat whilst the access driveway slopes downwards off Watling Street. The pedestrian footpath is also sloped and runs over the adjacent car park and car wash.. A topographical survey can be found within the Information Pack.



RED LINE OS PLAN OF THE SITE



Source: OS

# PLANNING CONTEXT

NEWBERRIES CAR PARK IS LOCATED WITHIN THE PLANNING JURISDICTION OF HERTSMERE BOROUGH COUNCIL.

There are no listed buildings located on the site. The site is not within a Conservation Area.

## Flood Risk

The site falls within Flood Zone 3b due to the proximity of the brook running along the west of the site. Flood risk reports can be found in the Information Pack. Any development proposals would need to consider this and seek the necessary specialist advice.

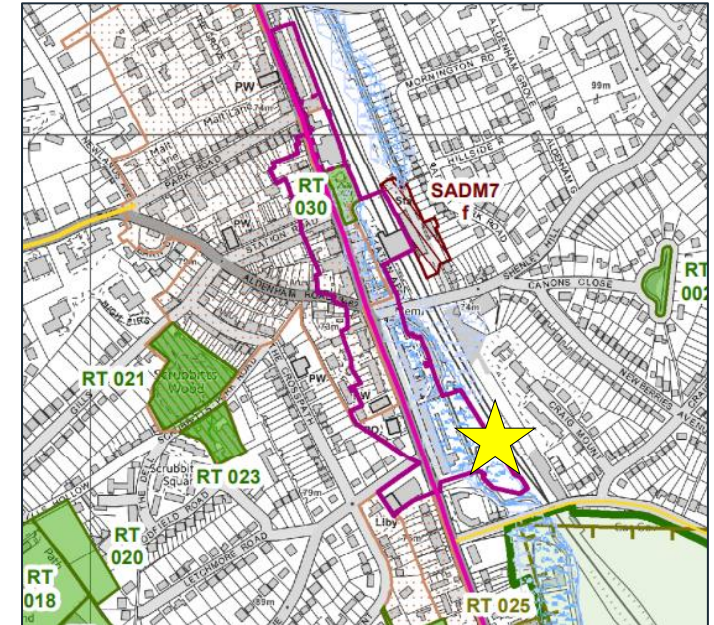
## Policy SADM42 – Town and District Centres

The site falls within the Radlett District Centre boundaries. The Hertsmere Site Allocations & Development Management SPD within the Local Plan states that:

“New development must also accord with Policy CS27 in the Core Strategy, including the need for impact assessments. In particular the Council will require the submission of an impact assessment for retail, office and leisure proposals in excess of: 500 square metres on the edge of a Local Town Centre, or District Centre or anywhere else in the Borough

## Car Parking

The site is currently used as a pay and display car park and provides 210 spaces. The Council are seeking Expressions of Interest that incorporate the reprovision of these spaces within a development scheme. Income figures for the car park are provided within the Information Pack.



Source: Hertsmere Borough Council

## HBC LOCAL PLAN

Click on the following link to access the Local Plan:

[LOCAL PLAN](#)

# FURTHER INFORMATION

## TITLE INFORMATION

The Freehold is held under the following title number:

HD25713

A title summary is included within the Information Pack.

## SERVICES

We have not tested any of the service installations and provide no warranties as to their condition. Interested Parties should confirm the availability of services for their own proposals via the appropriate statutory undertaker.

Nonetheless a utilities survey can be found in the Information Pack.

## VIEWINGS

Please contact **BNP Paribas Real Estate** to arrange an inspection.

## INFORMATION PACK

An Information Pack is available via the dedicated Property website at:

[https://estatecreate.com/newberries\\_radlett](https://estatecreate.com/newberries_radlett)

The Information Pack contains the following information:

- Topographical Survey
- Utilities Survey
- Ground Investigation Report
- Title Summary
- Flood Risk information



## EXPRESSIONS OF INTEREST

We are seeking Expressions of Interest from experienced developers and promoters on behalf of our Client, Hertsmere Borough Council, to redevelop the site.

Parties who register their interest will be provided with access to the data room which contains the flood and technical information commissioned by our Client to date. Registered Interested Parties will also be made aware of the timescales and any subsequent process for submitting offers.

Interested parties will be required to complete the Expressions of Interest Form contained in the Information Pack and submit via email to

[julian.gaynor@bnpparibas.com](mailto:julian.gaynor@bnpparibas.com)

and

[james.mitchell@bnpparibas.com](mailto:james.mitchell@bnpparibas.com)

Submissions are to be received no later than 12 noon on 19th June 2025.



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