



Development Stevenage

£POA Freehold

250 bedroom land for sale

Description

Stevenage Herts SG1

Price POA

S106 & CIL: Total of £2,622,883.

Consent: Partial demolition and redevelopment to create 11 storey building consisting of 1no ground floor commercial unit, 129no. 1 bed, 120no. 2 bed and 1no. studio apartments with associated infrastructure including amenity space, car parking, bicycle storage, refuse storage and plant rooms. All private units, no social or affordables.

Description: The site is located to the North of Stevenage Town Centre along a pedestrianised shopping street known as The Forum. It is in close proximity to the Stevenage bypass which connects directly to the A1 and is a short 5 minute walk from Stevenage train station.

The site is currently occupied by a three storey retail building. Built in the 1970s the building is largely a concrete façade with ribbon windows on the upper floors and a glazed ground floor facing the main street. It has vehicular access via a delivery yard to the rear, shared by the adjacent buildings.

Summary



DEVELOPMENT INFORMATION / PRICING

The building is comprised of two 11 storey blocks that are joined in the middle by a connecting lift core, at first floor the courtyard between the blocks is landscaped into a shared amenity space with soft and hard landscaping forming a tranquil garden. The ground level houses a retail unit and entrance lounge for residents that both front The Forum high street. To the rear of the building sits the vehicular entrance for the residential parking which comprises of 14 spaces, the back of house refuse and cycle storage are also housed on this level. Floors 1 to 10 are entirely residential and provide 250 units split into one bed, two bed and studio apartments.

> 250 apartments > Podium roof gardens
> 129 one beds, 120 two beds, 1 studio > Secure cycle parking >
580 SQ M retail space > Resident lobby and lounge
> 14 parking spaces > Home delivery storage

PRICING

1 BED - £240,000 - £995 PCM

2 BED - £280,000 - £1,200 PCM

TOTAL

GDV £64,800,000

Tenure: Freehold

Tenure

Freehold

Viewing by appointment only
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