



High Street
Potters Bar, EN6 5AB

Former Park Esc KS4 Learning Centre, High Street, Potters Bar, EN6 5AB

**** DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR SALE BY AN INFORMAL TENDER - OFFERS TO BE RECEIVED BY MIDDAY 5TH DECEMBER '25 ****

Situated on High Street, Potters Bar, this former learning centre has planning permission granted to create 3 brand new 3 bedroom houses, 6 brand new 2 bedroom apartments, with the Grade II listed building having planning permission to be converted into offices. There is also residents parking.

We understand the the site has a total GIA of circa 840sqm (9,034sqft) split between the existing building and the Grade II listed building. The total NIA development area is circa 790sqm (8,500sqft)

Located in the heart of Potters Bar within close proximity to many shops, restaurants, leisure facilities including Revive fitness and Furze field sports centre. Potters Bar mainline station is approximately 20 minutes away and provides a fast train service into Kings Cross (approx. 20 minutes). Access to junction 23 and 24 of the M25 and the A1(M) are also within easy reach.

There are also several highly regarded schools within the area including Cranborne Primary School, Lochinver House School for Boys, Stormont School for Girls, Little Heath Primary School, Pope Paul Catholic Primary School and Dame Alice Owen and Mount Grace Secondary Schools.

Planning Permission Ref: 23/1241/LBC & 23/1240/FUL

We understand that the CIL payment is £161,636.312 (TBC)

THE PROPERTY IS FOR SALE FREEHOLD BY WAY OF AN INFORMAL TENDER (UNLESS SOLD PRIOR) FOR OFFERS IN EXCESS OF £1,000,0000 SUBJECT TO CONTRACT.

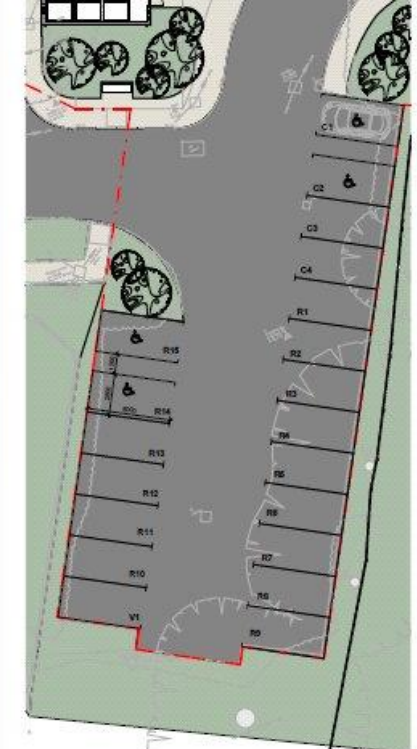
VIEWING BY APPOINTMENT ONLY THIS WEDNESDAY 11AM - 2PM

FOR FURTHER DETAILS PLEASE CONTACT STATONS NEW HOMES ON 020 8441 9555

Local Authority: Hertfordshire

Council Tax Band: TBC

Tenure: TBC



④ Proposed overall site plan





Site Areas

Plot	Area
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Total developable site (incl. residential & commercial)	1980 m ²
Sub-area: Commercial	274 m ²
Sub-area: Residential	948 m ²
Car Park	591 m ²

Gross Internal Area	
Name	Area

Commercial

Listed Building

Commercial Total GF	86 m ²
Commercial Total FF	24 m ²

110 m²

Commercial

110 m²

Residential

Communal

Communal GF	29 m ²
Communal FF	38 m ²
Communal SF	33 m ²
Communal Bins	23 m ²
Communal Bikes	11 m ²

135 m²

Unit 1 3B4P

Unit 1 3B4P GF	44 m ²
Unit 1 3B4P FF	45 m ²

89 m²

Unit 2 3B4P

Unit 2 3B4P GF	44 m ²
Unit 2 3B4P FF	45 m ²

89 m²

Unit 3 3B4P

Unit 3 3B4P GF	44 m ²
Unit 3 3B4P FF	45 m ²

89 m²

Gross Internal Area	
Name	Area

Unit 4 2B4P

Unit 4 2B4P	70 m ²
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70 m²

Unit 5 2B3P

Unit 5 2B3P	61 m ²
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61 m²

Unit 6 2B3P

Unit 6 2B3P	61 m ²
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61 m²

Unit 7 2B4P

Unit 7 2B4P	72 m ²
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72 m²

Unit 8 2B3P

Unit 8 2B3P	61 m ²
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61 m²

Unit 9 3B4P

Unit 9 2B4P	71 m ²
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71 m²

Residential

797 m²

Grand total

907 m²

PROVISION FOR THE STORAGE OF WASTE & RECYCLING

Based on current guidance policy document WASTE STORAGE PROVISION REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENTS

Required provision per unit for developments of 5 apartments or more:

- 240L - general waste
- 80L - food and garden waste
- 240L - mixed recycling
- 38L - paper
- 55L - allowance for future provision

Proposed provision for 9 apartments:

- 2,160L = 2 x 1,100L bins - general waste
- 720L = 1 x 1,100L bin - food and garden waste
- 2,160L = 2 x 1,100L bins - mixed recycling
- 342L = 1 x 360L bin - paper
- 496L = 1 x 660L bin - allowance for future provision

- max 30m distance for residents between front door and bin store
- max 10m wheeling distance between bin store and collection vehicle
- max 10m distance for bin collection point from bin store

PARKING PROVISION

Site lies within accessibility Zone 2 offering a reduced parking provision:

- 50-100% provision for residential

Residential

- maximum car parking provision is 2 spaces/ unit = 18
- proposed are:
 - 15 car spaces for 9 new residential units (1 space per 3 person dwelling + 2 spaces per 4 person dwelling - allowing a 16.7% accessibility reduction)
 - 1 visitor car space
 - 1-2 of the above as accessible spaces
 - all car spaces shown are 2.5 x 5.0m
- proposed cycle parking:
 - 1 long term space per unit in secure bike shed - 9 in total
 - 2-4 short term spaces as bike hoops in semi-public realm adjacent to Goodacre Close footpath

Commercial

- assumed B1 office use: 1 car parking space per 30m² - 4 spaces in total
- proposed are 4 car spaces, of which 1-2 are accessible
- all car spaces shown are 2.5 x 5.0m
- proposed cycle parking:
 - 3-4 long term spaces within secure bike shed
 - 2-4 short term spaces as bike hoops in semi-public realm behind High Street

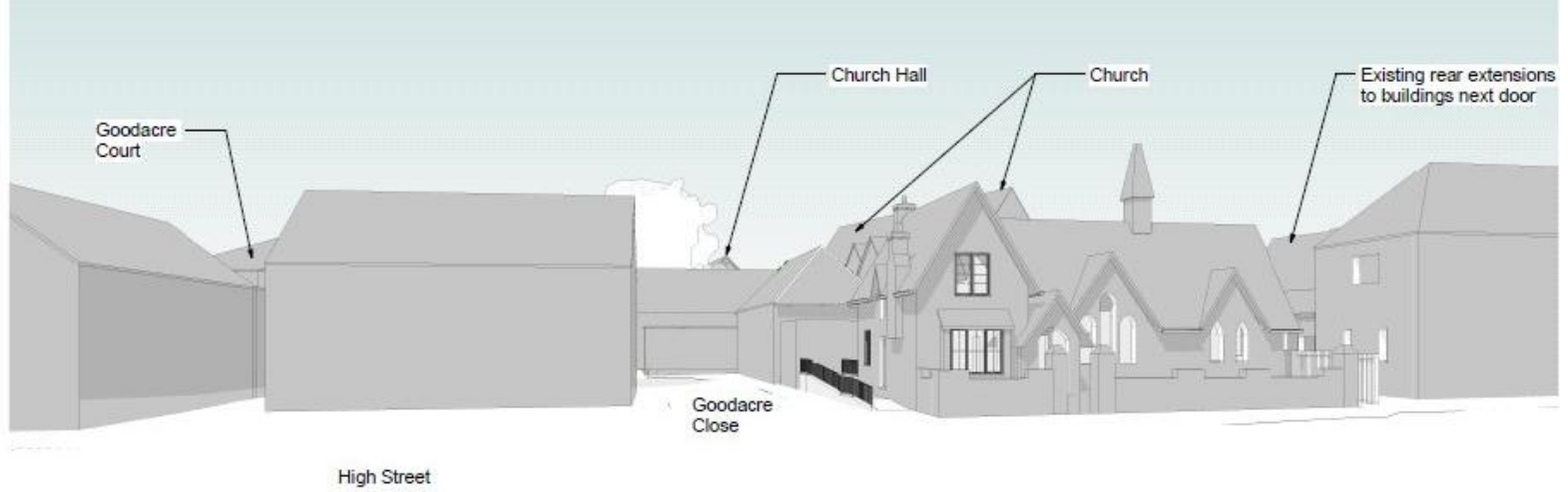
EV Charging proposed as passive provision to all spaces. Active provision proposed as 100% for commercial units and 50% for residential units.



① 3D View 4 Existing



② 3D View 4 Proposed



Lay-by on other side of High Street

① 3D View 10 Existing



Lay-by on other side of High Street

