

DEVELOPMENT OPPORTUNITY FOR SALE

On instructions of Central Bedfordshire Council

Land at Watling House,
High Street North,
Dunstable, LU6 1LF

- Freehold development site for sale with Vacant Possession, close to Dunstable Town Centre.
- Site c. **6.22 acres (2.52 ha)**
- Potential to divide site into separate development lots.
- 3 storey vacant office building with associated land, car park and depot.
- Office building **77,091 sq ft GIA**
- Suitable for development as residential, commercial, senior living, care home, office, trade and other uses, subject to planning permission.
- **Offers invited for the Freehold interest with full vacant possession.**



Hartnell
TaylorCook

SUBJECT TO CONTRACT

The above site outline is for identification purposes only.

FOR SALE

Land at Watling House, High Street North, Dunstable, LU6 1LF

Location

- Dunstable, a town with history dating back to the Roman times, is strategically located in Central Bedfordshire borough, offering excellent transport connections and a thriving local community. It is approximately 8 km from Luton, 30 km from Bedford and 55 km north of London.
- Dunstable has a population of approximately 35,000 (2021 census).
- The site is prominently located on High Street North (A505), a key arterial route in and out of Dunstable, a short walk from Dunstable town centre which offers a range of local shops, restaurants, cafes, and essential community services.
- **Transport Links:** The site is highly accessible. The direct link to the M1 provides routes to London the midlands to the north, making the site very accessible for commuters and businesses alike. Luton Railway Station is approximately 5 miles south east of the site, and offers direct frequent services to London St Pancras in under 40 minutes. Luton Airport, is 8 miles distant, providing domestic and international flights. A number of local and regional bus routes run along the High Street North.
- **Surrounding Area, Facilities & Local Development:** The surrounding area is a blend of residential, commercial, and leisure facilities. Nearby attractions include the Grove Theatre, Dunstable Leisure Centre, and several parks, providing ample recreational opportunities. The site is close to major retail outlets and supermarkets, including an ASDA Superstore, Dunstable Shopping Centre and a range of local businesses as well as the Incuba serviced offices building to the north-west of the site.
- The site is also well-served by local educational institutions, including Priory Academy and Dunstable College. Additionally, Dunstable Health Centre and other medical facilities are nearby. There has been substantial residential development in the area, with the Printworks Development on Brewers Hill, a social housing scheme and further along the High Street is the Bloor Homes scheme. The adjoining site to the south of North Station Way is being promoted for residential development of 50 houses.
- **Site Access:** The site is accessible from multiple entry points, with the main access being from Brewers Hill Road and Westfield Road, off the A505. Brewers Hill Road runs between the main Watling House site and the Brewers Hill Depot, which could create a natural split for site uses, if desired.



Hartnell
Taylor Cook

FOR SALE

Land at Watling House, High Street North, Dunstable, LU6 1LF

Description

The total site measures approximately 6.22 hectares (2.52 acres), which includes the Brewers Hill Depot site, on the north west side of Brewers Hill Road. The site and buildings were built and first occupied in 1989 by the Central Bedfordshire Council as their HQ.

Watling House consists of a 3 storey vacant office building (former Council offices) with associated land and car parks. Brewers Hill Depot site was previously local authority highways repair and maintenance depot; buildings on the depot site are expected to be demolished and a cleared site will be provided ahead of sale.

Watling House is of steel frame and brick construction, with reinforced concrete slab flooring, and a cross-hipped pantile tiled roof. The windows are double glazed with grey coated aluminum frames throughout.

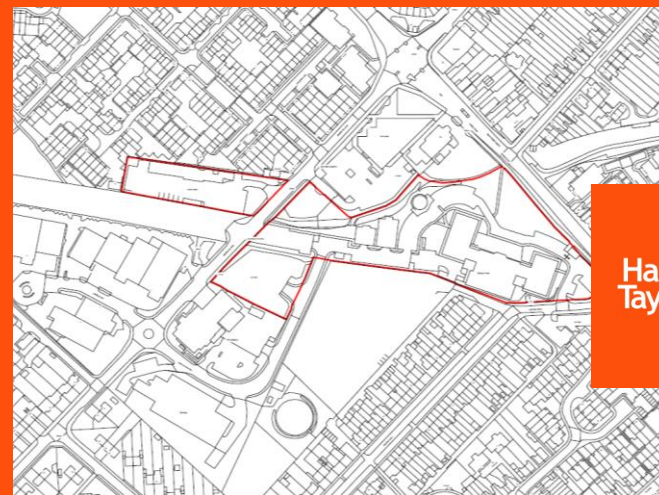
The office building has a Gross Internal Area (GIA) of approximately **77,091 sq ft (7,160 sq m)** and a Net Internal Area (NIA) of approximately **56,003 sq ft (5,203 sq m)**. The dilapidated trade buildings on the Brewer's Hill Depot site have not been measured as these are due to be demolished.

The main building is accessed through a reception area, which offers lift access and internal staircases leading to three blocks of office space. The office areas are currently stripped out but predominantly open plan. There are two lifts in the property, which are round a central staircase and fire escape core. The building could be refurbished for office or residential/senior living/care use, or alternatively, demolished and redeveloped.

The site and buildings are not Listed or in a Conservation Area.

Accommodation & Site Area

Existing Building (Watling house)	77,091 sq ft (GIA) 56,003 sq ft (NIA)	7,162 sq m (GIA) 5,203 sq m (NIA)
Brewers Hill Site	1.00 acre	0.41 hectares
Watling House Site	5.22 acres	2.11 hectares
Total Site Area	6.22 acres	2.52 hectares



Hartnell
Taylor Cook

FOR SALE

Land at Watling House, High Street North, Dunstable, LU6 1LF

Tenure

Freehold. The boundaries of the site are outlined in red on the OS extract for identification purposes only.

Planning

The existing use class for Watling House is E(g)(i) Office Use (previously B1). We understand the existing use class for the Brewers Hill Depot Site was previously Sui Generis – “No class specified” – covering a wide range of uses including theatre, amusement arcade, funfair, launderette, petrol station, sale or display of motor vehicles, taxi business or vehicle hire, a scrapyard, breakers yard, storage or distribution of minerals, as a hostel, waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste, retail warehouse club where goods are sold, a night-club, a casino, a betting office or pay-day loan shop, pub/wine bar or drinking establishment.

Local Plan - The Central Bedfordshire Local Plan was adopted in July 2021. The Plan sets out a vision for how the area will develop in the future up to 2035. The policy map does not designate the site for any specific use and there is no Planning Brief for the site. Hence it has fantastic potential for a variety or mix of uses, including residential, (the Local Plan outlines a substantial need for housing in the area during the period to 2035), Senior Living, Care Home, Extra Care, Healthcare, Commercial, Industrial, Trade, Leisure, Retail, Self-Storage/Open storage and assorted other “alternative sector” uses, or a mixed-use development.

Within the framework of the Local Plan the site provides a magnificent opportunity to explore a diverse regeneration scheme, or a large single use scheme on what is a significant and prominent development site in the heart of the town.

Data Room

A link for the data room will be supplied via the marketing agents upon application. Please note that the contents are for information purposes only and are not to be relied upon. It includes:

- Title Register and plans
- Site Survey Information
- Watling House Floor Plans
- Planning Information
- M&E Survey
- Asbestos Report
- Topographical Surveys
- Cadent Gas Letter
- National Grid Letter (Gas & Electric)
- Overage Deed Information
- Geo-Environmental Assessment P1 & 2



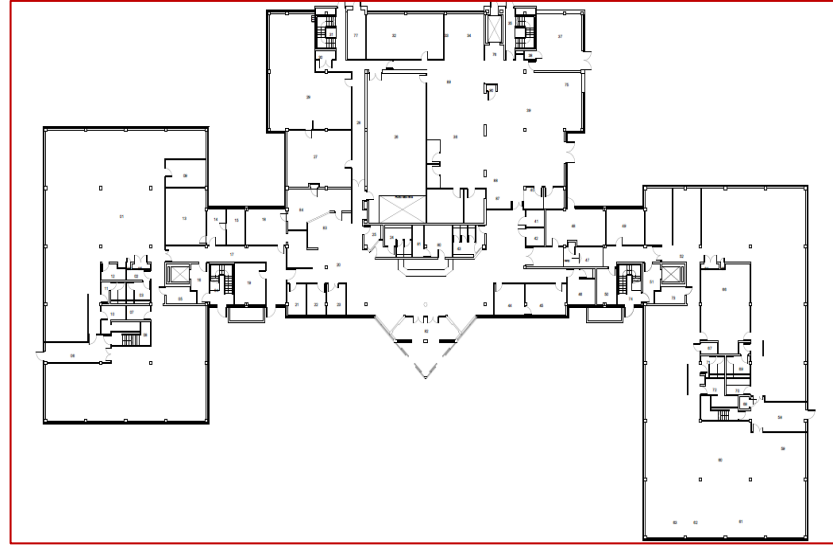
Hartnell
Taylor Cook

FOR SALE

Land at Watling House, High Street North, Dunstable, LU6 1LF



Watling House Front Elevation



Watling House – Ground Floor Layout



Brewers Hill Depot Site



Watling House South Elevation

**Hartnell
TaylorCook**

FOR SALE

Land at Watling House, High Street North, Dunstable, LU6 1LF

Sale by Informal Tender

Offers will be sought for the freehold interest with full vacant possession on a Subject to Planning or Unconditional basis.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

Contact

For further information or to arrange a viewing please contact:-

Rob Amey

Jonathan Moore

Mobile: 07801 415 642

Mobile: 07999 041 713

Email: Rob.Amey@htc.uk.com

Email: Jonathan.Moore@htc.uk.com

SUBJECT TO CONTRACT

Date of Production September 2024

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211.

Hartnell Taylor Cook LLP is regulated by the RICS.

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance



The above plan is for identification purposes only.

Hartnell
Taylor Cook