



Aylmer House

KITSON WAY,
HARLOW, CM20 1DG



Visualisation of the proposed scheme

Executive Summary

**CONVERSION AND ROOF EXTENSION
OPPORTUNITY TO CREATE 29 APARTMENTS
WITHIN HARLOW TOWN CENTRE.**

- A 0.18-acre (0.07 ha) site comprising a four-storey building
- The property consists of a public house (sold off on a long lease) and upper parts with planning consent for a part conversion, part upwards extension to create 29 apartments
- The total existing GIA is approx. 1,139.2 sqm (12,262 sqft)
- The proposed scheme including the addition of a two-storey roof extension, refurbishment and conversion of the upper parts outside of the pub lease
- The total proposed NIA (Residential) is approx. 1,632.1 sqm (17,568 sqft)
- The estimated S106 payment is approx. £52,601.80



PRINCESS ALEXANDRA HOSPITAL

RECTORY WOODS

HARLOW TOWN STATION

AYLMER HOUSE

SAINSBURY'S SUPERMARKET

THE HARVEY CENTRE

HARVEY PLAYHOUSE

WATER GARDENS HARLOW

ASDA SUPERMARKET

GIBBERD GALLERY

The Existing

The site extends to approximately 0.18 acres (0.07 ha) and comprises a four-storey building within Harlow Town Centre.

The property consists of a public house on the ground and first floor, that have been sold off on a long-leasehold basis to Wetherspoon. The remainder of the upper parts comprise vacant offices that were previously used by the NHS as an office and clinic space (Use Class E).

There is also a small basement where some plant is located.

The property benefits from two stair cores and access to 4 existing accessible parking spaces.

Vehicular and pedestrian access to the site is via Kitson Way and North Gate.



Location

Harlow is a vibrant town in Essex known for its modern amenities and green spaces. Aylmer House, situated on Kitson Way, offers easy access to local amenities. Nearby, the Harvey Centre and Water Gardens shopping areas provide a range of retail stores, restaurants, and cafes.

Harlow Town Park, one of the largest urban parks in the county, provides leisure activities, and Harlow Playhouse provides live entertainment.

The area benefits from excellent transport links. The property is located 0.9 miles from Harlow Town Station, with a 30-minute journey into Liverpool Street Station. The M11 motorway passes through to the east of the town, which provides easy access to London and Cambridge.

KEY DISTANCES

The Harvey Centre	0.2 miles
Harlow Playhouse	0.2 miles
Sainsbury's Supermarket	0.3 miles
Water Gardens Shopping Centre	0.3 miles
Princess Alexandra Hospital	0.3 miles
Harlow Town Park	0.3 miles
BMAT STEM Academy	0.5 miles
Harlow Leisurezone	0.5 miles
Harlow Train Station	0.9 miles



Planning

A planning application (Ref: HW/FUL/23/00002 – Harlow Council) has been granted to add a two-storey roof extension and refurbish the existing building to provide 29 apartments retaining the commercial space on the ground and first floor.

The total proposed NIA (Residential) is approx. 1,632.1 sqm (17,568 sqft).

The proposed scheme consists of 1 x studio, 18 x one-bedroom, 8 x two-bedroom and 2 x three-bedroom apartments. Each apartment will benefit from a private balcony.

The existing commercial space on the ground and first floor would be retained as a public house.

The proposed development includes access to 4 existing parking spaces, and 44 cycle spaces are proposed.

In addition to the existing two stair cores, a new residential lift will be placed in the residential core.

Section 106

The estimated Section 106 payment is approximately £52,601.80. We strongly encourage interested parties to not rely on this information and to carry out their own due diligence to satisfy themselves.



Proposed Commercial Accommodation Schedule

SOLD OFF ON A LONG LEASE

Unit	Floor	Sqm	Sqft
0.1	Ground	546.1	5,878
1.1	First	525.5	5,656
Total		1071.6	11,535

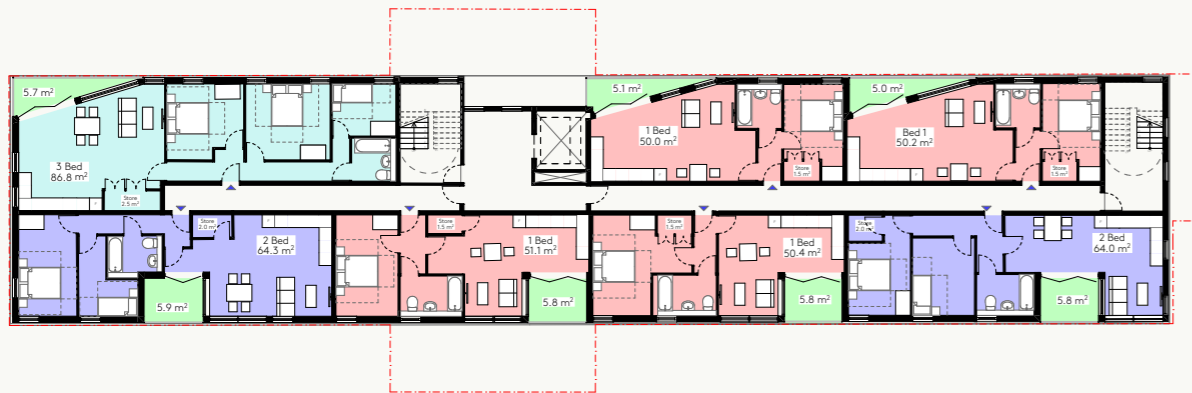
Proposed Residential Accommodation Schedule

Apartment	Floor	Beds	Sqm	Sqft
2.1	Second	2B3P	61.1	658
2.2	Second	1B2P	50.3	541
2.3	Second	1B2P	51.1	550
2.4	Second	1B2P	50.5	544
2.5	Second	2B3P	64.6	695
2.6	Second	1B2P	52.2	562
2.7	Second	1B2P	51.5	554
3.1	Third	2B3P	61.1	658
3.2	Third	1B2P	50.3	541
3.3	Third	1B2P	50.8	547
3.4	Third	1B2P	50.5	544
3.5	Third	2B3P	64.6	695
3.6	Third	1B2P	51.8	558
3.7	Third	1B2P	51.1	550
3.8	Third	Studio	37.0	398
4.1	Fourth	3B5P	86.8	934
4.2	Fourth	1B2P	50.0	538
4.3	Fourth	1B2P	50.2	540
4.4	Fourth	2B3P	64.0	689
4.5	Fourth	1B2P	50.4	543
4.6	Fourth	1B2P	51.1	550
4.7	Fourth	2B3P	64.3	692
5.1	Fifth	3B5P	86.4	930
5.2	Fifth	1B2P	50.1	539
5.3	Fifth	1B2P	50.4	543
5.4	Fifth	2B3P	64.1	690
5.5	Fifth	1B2P	50.5	544
5.6	Fifth	1B2P	51.0	549
5.7	Fifth	2B3P	64.3	692
Total			1,632.1	17,568

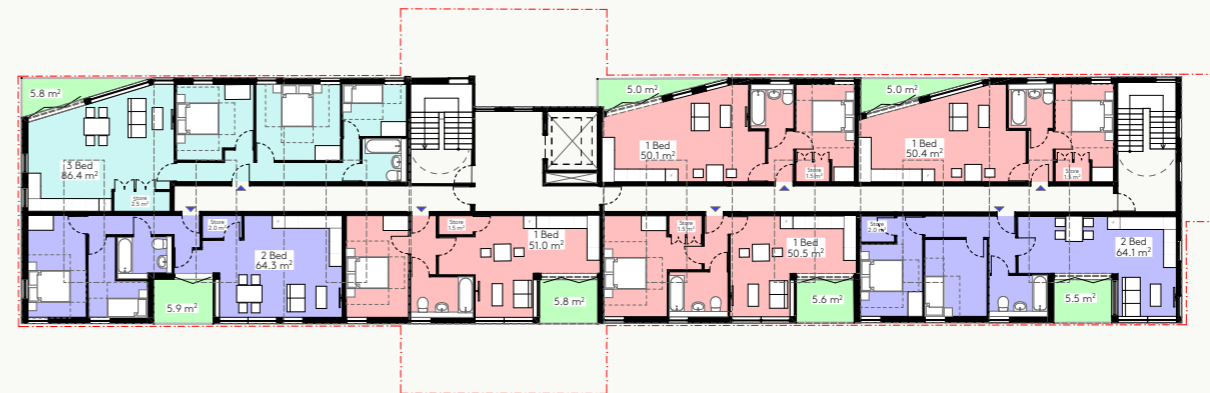
Floor Plans

- Area leased by Wetherspoons
- Studio
- One Bedroom
- Three Bedroom
- Two Bedroom

PROPOSED FOURTH FLOOR PLAN



PROPOSED FIFTH FLOOR PLAN



GUIDE PRICE

The property is offered for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £1,500,000, subject to contract.

VAT

It is our understanding that the property is not elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:

www.glpjg.co.uk/aylmer-house/

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

0203 336 7377 or email capital@glpjg.co.uk.

CONTACT

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GLPG

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.