

8 - 12

# CHALK HILL

B U S H E Y

A SITE OFFERING SIGNIFICANT  
POTENTIAL FOR REDEVELOPMENT



## EXECUTIVE SUMMARY

*Freehold* development site in a prominent and well-connected location close to Bushey Station, offering significant potential for redevelopment.

- 01 **Freehold** development site extending to approx. **1.67 acres** (0.67 ha).
- 02 Comprising two vacant industrial (B8) units and one residential (C3) unit totalling approx. **23,848 sqft** GIA.
- 03 Lapsed planning permission for **151 residential units** with ancillary retail / community space.
- 04 Feasibility works undertaken for various schemes.
- 05 Positioned within the **Colne Valley Strategic Development Area**, identified for significant growth.
- 06 Opportunity for **residential-led redevelopment** or **alternative uses**, subject to planning.
- 07 Located approx. **150 metres** from Bushey Station with direct access to **London Euston** (approx. 16 minutes by fast LNWR service; approx. 30 minutes all-stops on the Lioness Line).

EXISTING SITE

# A 1.67-acre mixed-use site.

The site extends to approx. 1.67 acres (0.67 hectares) and comprises two vacant light industrial buildings (Use Class B8) and a single residential unit (Use Class C3), a combined gross internal area of approx. **23,848 sq ft.**

Historically used as a waste transfer station, the site is accessed via London Road (A411) close to Bushey Arches Bridge. The property is held freehold under multiple titles, and currently vacant.

TITLE HD90426	TITLE HD97544	TITLE HD222898	TITLE HD92968
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B8  
**×2**  
INDUSTRIAL

C3  
**×1**  
RESIDENTIAL

GIA  
**23,848**  
SQ FT

— THE SITE

# As it *stands today.*

A broadly cleared site, accessed from Chalk Hill close to Bushey Arches Bridge. Vacant industrial and ancillary buildings remain on plot, supported by hardstanding and yard.



01 EXISTING BUILDINGS · NORTH ELEVATION



02 SITE ENTRANCE · CHALK HILL



03 WAREHOUSE · SOUTHERN BOUNDARY



04 INTERIOR · EXISTING INDUSTRIAL UNIT



05 EXISTING STRUCTURE · NORTH OF SITE

LOCATION

# A place with *character.*

Located within Watford Borough, between Watford town centre (approx. 1 mile north-west) and Bushey (approx. 0.6 mile east). The site sits in an established area with a mix of residential, commercial and ongoing regeneration.

Bushey Station is **150 m from the site**, with fast LNWR services to **London Euston in approx. 16 minutes**. The all-stops Lioness Line (formerly Watford DC) also runs from Bushey, reaching Euston in approx. 30 minutes. Strong road links via the A411, A4008, M1 and M25.



VILLAGE CORE  
**Bushey High Street**  
0.6 mi · 12 min walk



RAIL  
**Bushey Station**  
150 m · Lioness Line



REGIONAL CENTRE  
**Watford**  
1.6 mi · 6 min drive



OPEN SPACE  
**Bushey Heath**  
1.2 mi · countryside



SETTING

Watford has seen significant investment in recent years, including the redevelopment of Harlequin Watford Shopping Centre and the Riverwell mixed-use quarter. Bushey offers an established village character with strong schools and amenities. A mix of residential neighbourhoods, commercial uses and ongoing regeneration supports a wide range of end-use scenarios.

INDEX OF PLACE

DIST. / NOTE

01	Harlequin Watford Shopping Centre	1.6 MI
02	Riverwell & Watford General	1.4 MI
03	Watford Grammar Schools	0.9 MI
04	Cassiobury Park	190 AC
05	Bushey Village & High St	0.6 MI
06	Bushey Golf & Country Club	1.1 MI
07	Warner Bros. Studios, Leavesden	3.4 MI
08	Elstree Studios	3.0 MI
09	Hertsmere Business Park	2.2 MI

THE AREA - BUSHEY & WATFORD

# Watford & Bushey, *reinvented.*

CONNECTIVITY

# Sixteen minutes to Euston.

Bushey Station is **150 m from the site**, with fast LNWR services to **London Euston in approx. 16 minutes**. The all-stops Lioness Line (formerly Watford DC) also runs from Bushey, reaching Euston in approx. 30 minutes.



LNWR fast service - London Euston ■ THE SITE ■ TERMINUS

INDICATIVE - JOURNEY FROM BUSHEY STATION

PLANNING

# Lapsed planning, *but precedent set.*

2018 CONSENT

LAPSED



151  
UNITS

## Lapsed Consent

GRANTED OCTOBER 2018 · REF. 18/00163/FULM · USE CLASS C3

Mixed-use redevelopment of six buildings (3 to 9 storeys) comprising 151 residential units, together with approx. 90 sqm of retail and community floorspace arranged around a central landscaped amenity. The S106 was not completed and the consent has lapsed, but the principle of residential-led redevelopment is established and a strong baseline for future planning discussions remains.

A 151-unit residential-led consent has lapsed, but the principle of redevelopment is firmly established on the site.

PRIVATE	125	AFFORDABLE	26
RESIDENTIAL NIA	96,403 SQFT	COMMERCIAL GIA	969 SQFT
PARKING	69 spaces	STOREYS	3 to 9

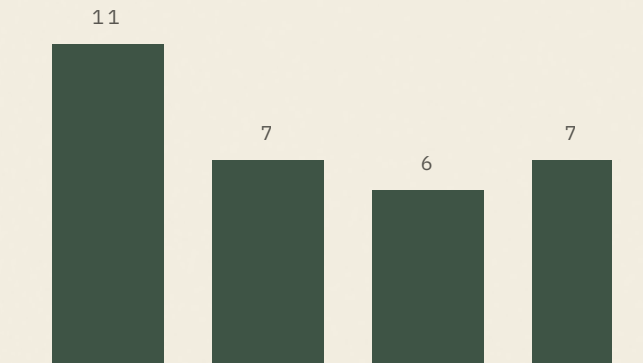
# Alternative *schemes.*

OPTION 01

CO-LIVING

## Co-Living

WBC CO-LIVING SPD · JULY 2025



**406** STUDIO UNITS

Developed in line with the Watford Borough Council Co-Living Standards and Requirements SPD (July 2025). Studios from 20.9 sqm to 22 sqm, with 42 accessible studios at 33 sqm. Each block carries communal amenity at ground floor and external amenity threads through a central landscape spine.

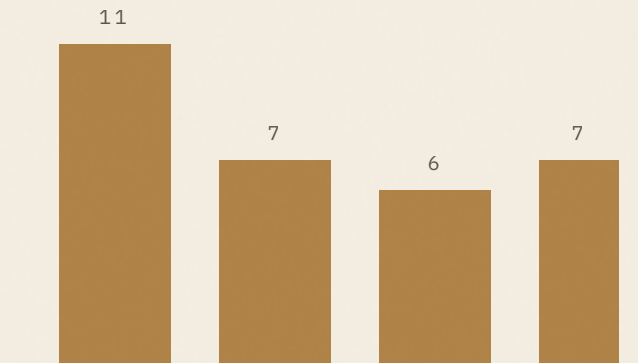
STUDIOS <b>364</b> 90%	ACCESSIBLE STUDIOS <b>42</b> 10%
STUDIO RANGE <b>20.9 – 22</b> SQM	ACCESSIBLE <b>33</b> SQM
STOREYS <b>6 – 11</b>	CYCLE PARKING <b>Per SPD</b>

OPTION 02

C3 APARTMENTS

## C3 Apartments

WITHIN CO-LIVING SCALE & MASSING



**159** PRIVATE HOMES

Family-sized C3 apartments developed within the same scale and massing envelope as the Co-Living option. Mix is in accordance with WBC policy on family accommodation. Each block carries ground-floor communal amenity and the central landscape spine carries external amenity through the site.

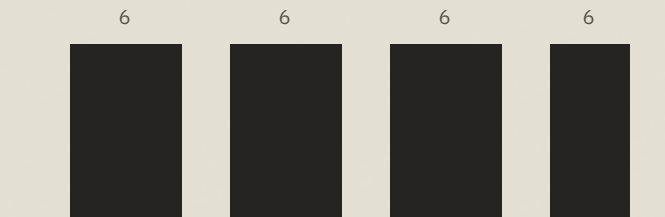
1 BED <b>50</b> 31%	2 BED <b>78</b> 49%
3 BED <b>31</b> 19%	FAMILY-SIZED <b>WBC compliant</b>
STOREYS <b>6 – 11</b>	CYCLE PARKING <b>Per SPD</b>

OPTION 03

BELOW HRB THRESHOLD

## C3 Apartments Below HRB

BELOW HIGHER-RISK BUILDING THRESHOLD



**123** PRIVATE HOMES

A simplified delivery option developed below the Higher-Risk Building threshold, removing the cost and consenting overhead of HRB compliance. All blocks are six storeys; the same site organisation, access strategy and landscape spine are retained.

1 BED <b>37</b> 30%	2 BED <b>62</b> 50%
3 BED <b>24</b> 20%	FAMILY-SIZED <b>WBC compliant</b>
STOREYS <b>6 throughout</b>	HRB <b>Below threshold</b>

ALTERNATIVE USE

# Not *only* homes.

The site is considered suitable for a range of alternative uses subject to planning. Its location within an established urban area, close to public transport and strategic road networks, supports a variety of end uses.

Designation within the Strategic Development Area indicates policy support for redevelopment and intensification, including employment, residential and mixed-use schemes.

The scale of the site and absence of heritage constraints allow for comprehensive redevelopment, with scope to optimise massing and layout.

ALTERNATIVE USES CONSIDERED

- 01 Build-to-rent
- 02 Later living / retirement
- 03 Co-living
- 04 Aparthotel / hotel
- 05 Healthcare / medical
- 06 Education / training
- 07 Light industrial / urban logistics
- 08 Self storage

— REGENERATION CONTEXT

# A corner of Hertfordshire *under continual reinvestment.*

STRATEGIC · PLAN-LED

## Colne Valley SDA

The site is positioned within the Colne Valley Strategic Development Area, which is anticipated to deliver 4,361 new homes by 2036.

4,361 HOMES BY 2036

BUILD-TO-SELL & BUILD-TO-RENT

Additional nearby developments include build-to-sell and build-to-rent schemes, reflecting continued residential demand and investment in the area.

ADJACENT · ONGOING

## Watford Riverwell

The Riverwell scheme is delivering new residential neighbourhoods, primary schools, employment opportunities (up to 1,300 jobs), and upgraded infrastructure and public spaces.

UP TO 1,300 JOBS

THROUGH 2026 & BEYOND

Ongoing regeneration is expected to continue through 2026 and beyond, supporting population growth, connectivity and local amenities.

— SALE PARTICULARS

# Further *Information.*



METHOD OF SALE

Offers are invited on a subject to planning basis.

VAT

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

DOCUMENTS

Further information at [chalkhill-dataroom.co.uk](http://chalkhill-dataroom.co.uk)

CONTACT

For further information or to arrange an inspection, please contact the joint agents, GLPG and Vandermolten, or a member of either team listed below.

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