



CGI - Illustrative Only

# Day Nursey and Convenience Store Opportunity

## Schofield Way, Hoddesdon EN11 8GF

Leasehold Offers Invited



## Development Summary

- Site area of 0.9 acres (0.36 hectares)
- Superb position just off the A10
- Planning granted for 2 E-class unit lending itself to a Day Nursery with 110 places and a Convenience Store retailer
- Childrens Day Nursey - 627 sq. m (6,749 sq. ft) and 22 car parking spaces
- Convenience Store - 372.9 sq. m (4,014 sq. ft) and 13 car parking spaces
- Leasehold offers invited



Location Map

Streetview

What3words

360 Drone  
Video

360 Panoramic



## Location

The site is located on Schofield Way (EN11 8GF), within the established industrial and commercial area of Hoddesdon in Hertfordshire. The immediate vicinity features a mixture of employment and residential accommodation, as well a main route leading from the A10 dual carriageway to Hoddesdon. Schofield Way connects directly to the A10, providing excellent road links to London to the south and Cambridge to the north. The site is approximately 2 miles (3.2 km) from the M25 Junction 25, ensuring strong regional and national connectivity.

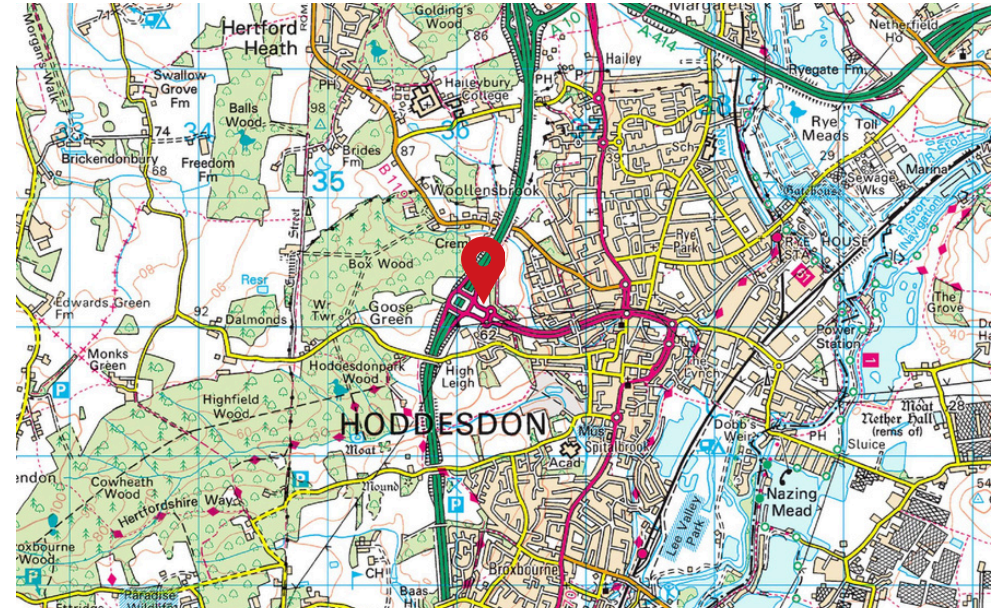
Hoddesdon town centre is located approximately 1 mile (1.6 km) to the west, offering a range of amenities and services. The surrounding area benefits from ongoing infrastructure improvements, including enhancements to the A10 corridor, aimed at boosting transport efficiency and supporting economic growth. This strategic location, combined with its excellent transport links and proximity to key commercial centres, makes the site highly suitable for development.

The wider site spans 97 acres to the west of Hoddesdon and includes approximately 523 new homes being built by Taylor Wimpey in four phases, with Phase 3 currently underway. The development features a range of 2 to 5-bedroom homes, starting at £480,000. It will also include a new primary school, play areas, and sports facilities, enhancing the local area.

## Traffic Count

Department for Transport Daily Traffic Counts are provided below for the most recent year:-

A10 - 46,247  
 Dinant Link Rd - 22,545  
 A1170 - 33,533



**Taylor  
Wimpey**



## Site Description

The subject site spans approximately 0.9 acres (0.36 hectares) and features a flat topography. It comprises two commercial E-class uses, with a nursery and convenience store proposed. The proposed day nursery is a two-storey building with 22 associated car parking spaces, while the convenience store is a single-storey building with 13 associated parking spaces. The surrounding land will be landscaped to a high specification. An 80-bed care home (not included) is situated to the west of the site, directly adjacent to the nursery unit.

## Proposed Floor Areas

Childrens Day Nursey - 627 sq.m (6,749 sq. ft)

Convenience Store - 372.9 sq.m (4,014 sq. ft)



## Planning

The subject site has planning consent for the construction of a nursery and a convenience store as part of the High Leigh Garden Village development. Outline planning permission (Ref: 07/13/0899/O) was granted on 2nd April 2015, establishing a framework for a mixed-use development that includes residential, commercial, and community facilities to support the growing population.

A subsequent application (Ref: 07/22/0326/F) was approved as a variation of Condition 2 of the original outline consent. This variation allowed for the relocation of a residential care home to Development Zone H (the subject site) and the inclusion of a children's nursery with a capacity of up to 110 places within the same zone.

These planning consents ensure the development remains responsive to the needs of the community while delivering essential services and facilities. The inclusion of the nursery and care home in the development demonstrates a commitment to creating a well-balanced and integrated community within the High Leigh Garden Village.

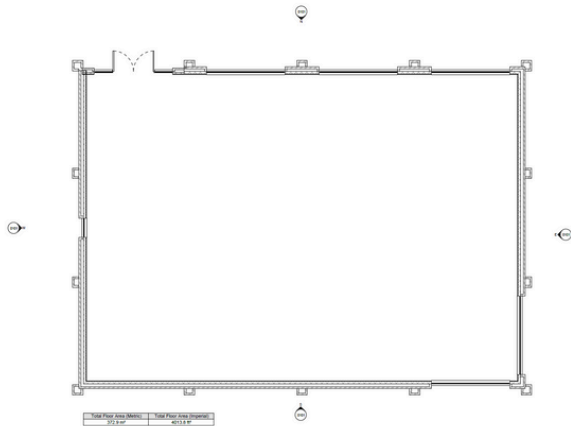
## Local Authority

[Borough of Broxbourne Council](#)



# Floor Plans

## Convenience Store



Proposed Ground Floor Plan

Total Floor Area - 372.9 sq.m (4,013.8 sq.ft)

## Day Nursery



Proposed Ground Floor Plan

Total Floor Area - 313.5 sq.m (3,374.3 sq.ft)



Proposed First Floor Plan

Total Floor Area - 313.5 sq.m (3,374.3 sq.ft)



## Tenure & Opportunity

Leasehold offers invited.

## EPC

No buildings are present on site. The EPC's will be assessed upon completion of the development.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

## Viewing

For a formal viewing strictly by appointment with Savills.



**Adam Bullas**  
 abullas@savills.com  
 023 8071 3957  
 07812 965 395

**Harry Heffer**  
 harry.heffer@savills.com  
 023 8071 3957  
 07929 085 103



**Duncan MacLaren**  
 duncan@maclarenpartners.co.uk  
 020 7486 1382  
 07770 648 755

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