



CGI - Illustrative Only

Convenience Store Opportunity Adjacent Day Nursey Pre-Let to Bright Horizons

Schofield Way, Hoddesdon EN11 8GF

Rental guide of £110,000 per annum and freehold offers invited.



Development Summary

- Superb position just off the A10 with high visibility
- Planning granted E class retail of 372.9 sq. m (4,014 sq. ft) and 13 car parking spaces
- Childrens Day Nursey - 627 sq. m (6,749 sq. ft) and 22 car parking spaces (Pre-Let to Bright Horizons)
- Leasehold offers invited
- EV fast charging hub pre let to national operator
- Adjacent to new 2FE Primary School
- Rental guide of £110,000 per annum
- Freehold 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 as 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.

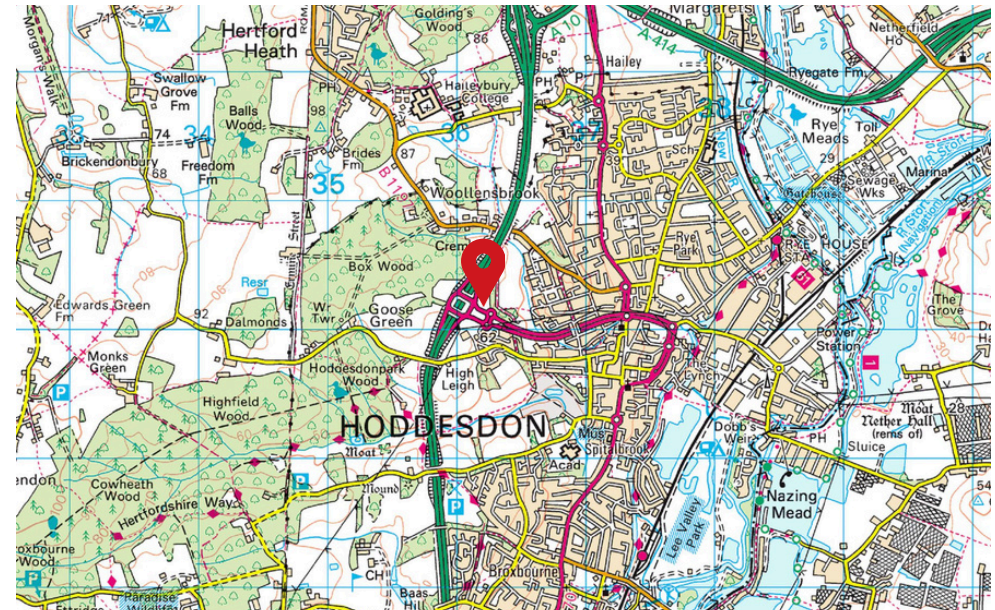
Hoddesdon town centre is located approximately 1 mile (1.6 km) to the west, offering a range of amenities and services. The surrounding area benefits from ongoing infrastructure improvements, including enhancements to the A10 corridor, aimed at boosting transport efficiency and supporting economic growth. 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 also includes 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**



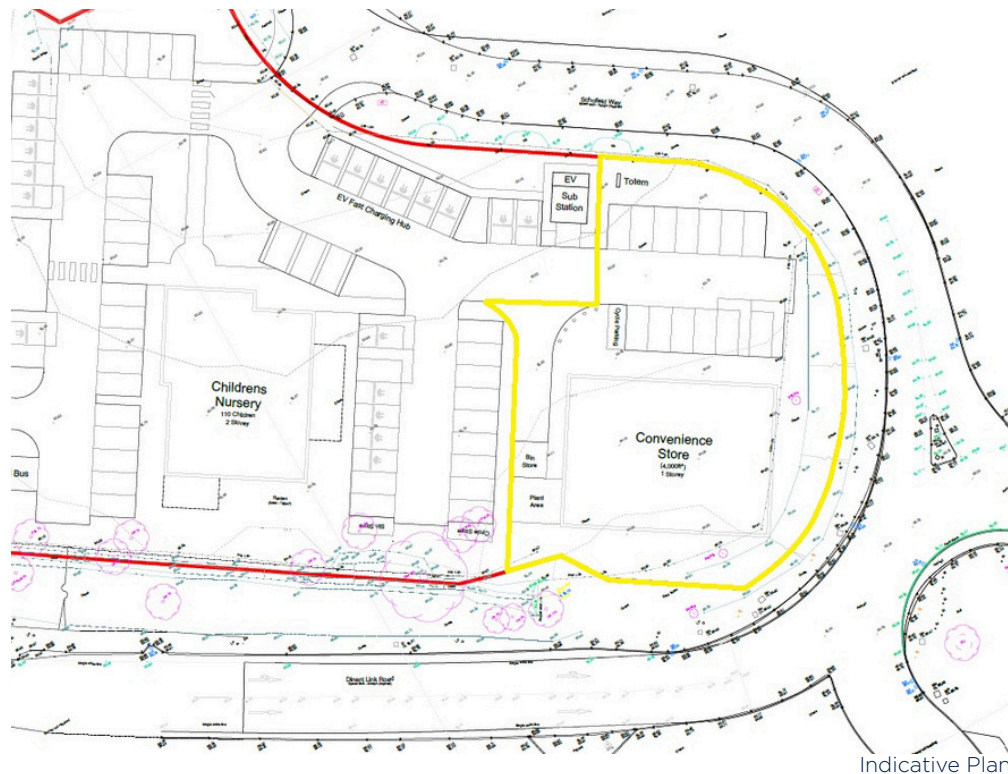
Site Description

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 (pre-let) 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 with EV super charging.

Proposed Floor Areas

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

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



Planning

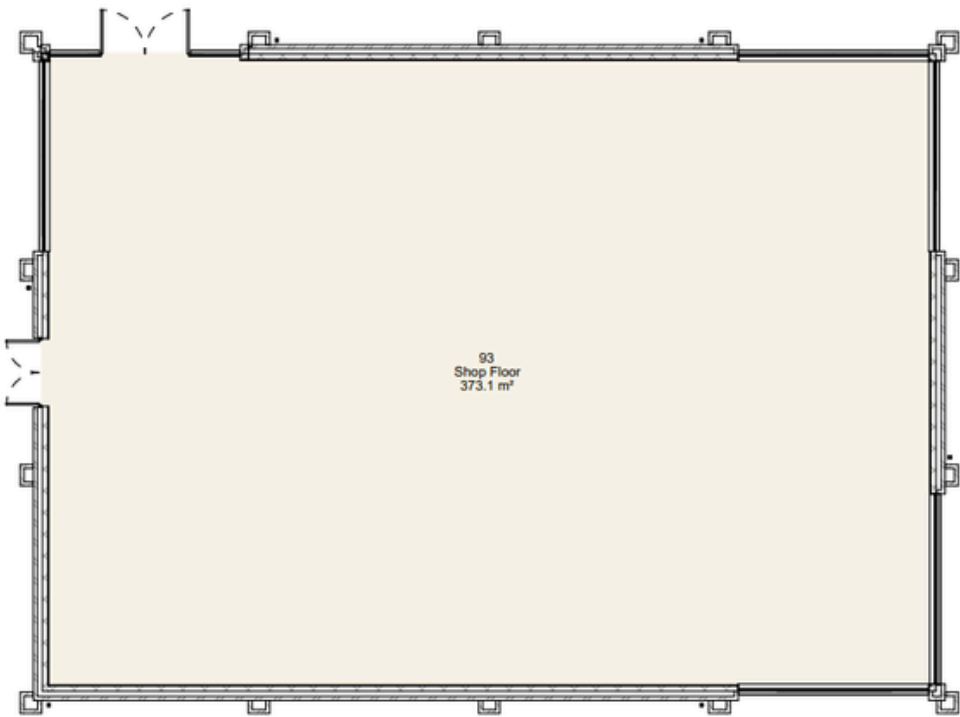
The subject site has detailed planning consent (August 2025) for the construction of a nursery and a convenience store as part of the High Leigh Garden Village development. Outline planning permission (Ref: 07/13/0899/O) was granted on 2nd April 2015, establishing a framework for a mixed-use development that includes residential, commercial, and community facilities to support the growing population.

Local Authority

[Borough of Broxbourne Council](#)



Floor Plan & Elevations



Ground Floor Plan
1 : 100

Total Floor Area (Metric)	Total Floor Area (Imperial)
372.9 m²	4013.8 ft²



West Elevation
1 : 100



East Elevation
1 : 100



North Elevation
1 : 100



South Elevation
1 : 100



View of the retail store from adjacent roundabout



Tenure & Opportunity

A guide rent of £110,000 per annum, subject to covenant strength. Freehold offers are invited for the cleared site in accordance with the plan on page 4.

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.



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