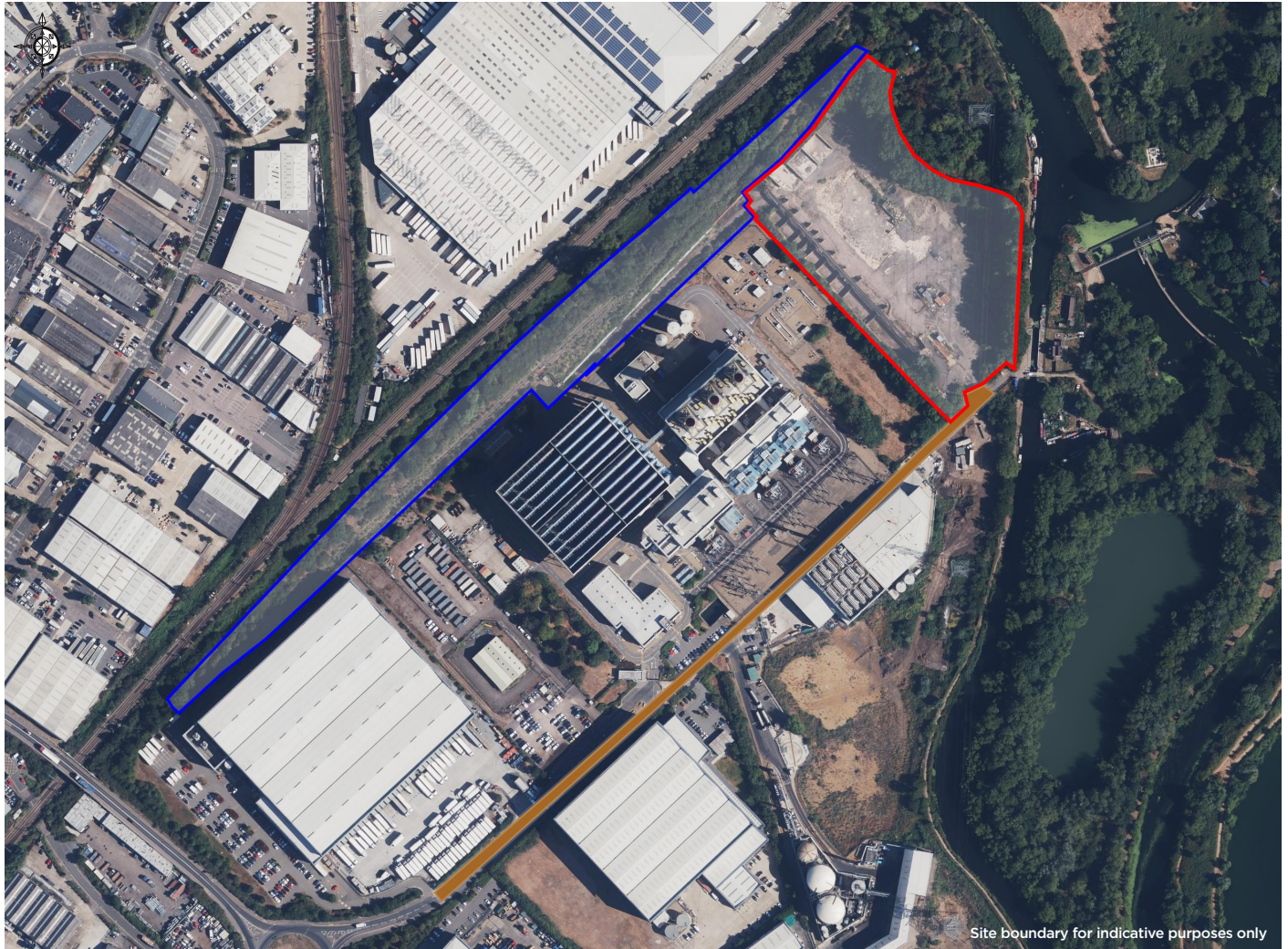


RYE HOUSE

Hoddesdon, EN11 ORF



Key Highlights

- Site extends to approximately 6.53 acres gross
- Suitable for a range of commercial, industrial and waste management related uses (subject to achieving the necessary planning consents)
- Strategic Location serving A10 and North London
- The land coloured blue is also in the freehold ownership of the vendor whom is open to a purchaser being granted a lease of this area which would benefit from direct access onto the West Anglian Mainline

SAVILLS CAMBRIDGE
Unex House,
132-134 Hills Road, CB2 8PA

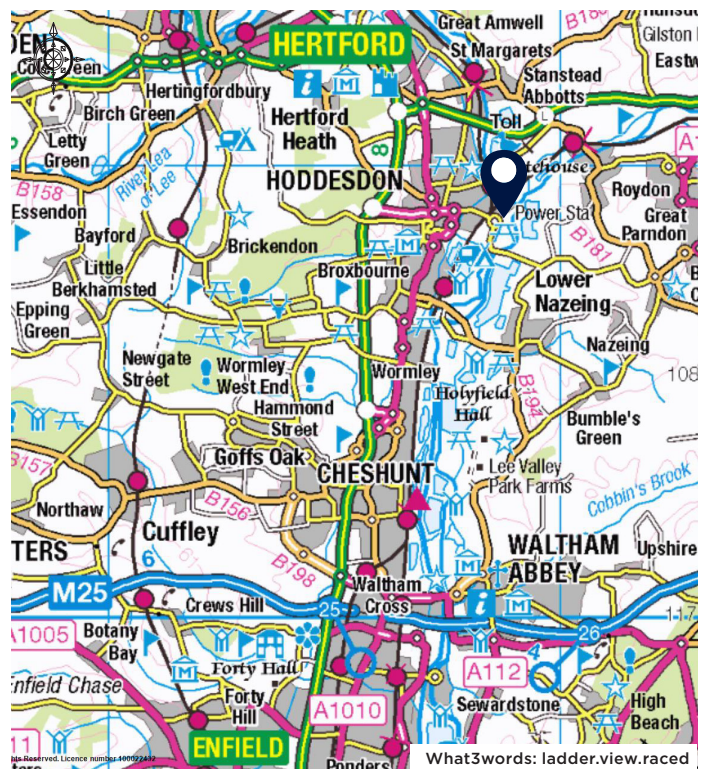
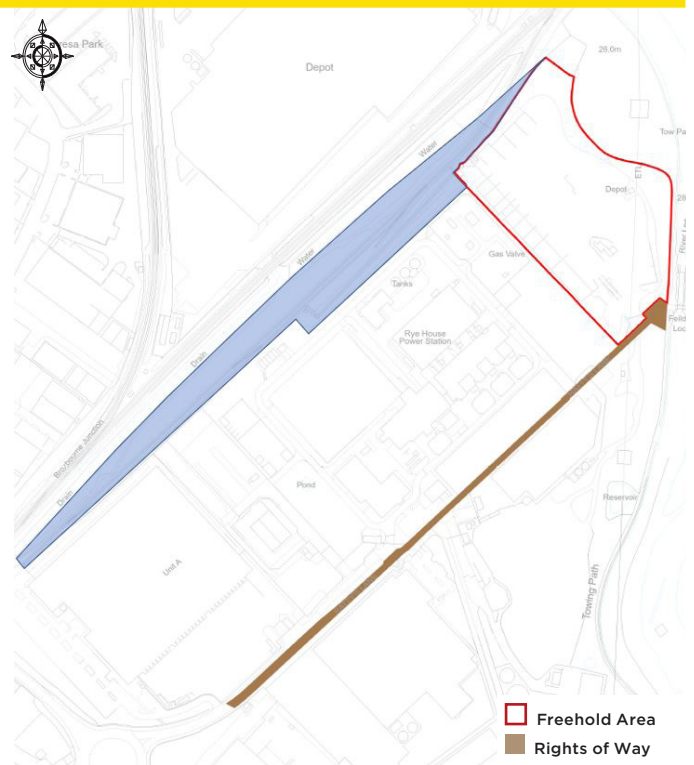
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CARTER JONAS
One Chapel Place
London, W1G 0BG

+44 (0) 20 3553 3103





Location

The site lies at the north-eastern end of Ratty's Lane, immediately adjacent to Rye House Power Station. The River Lee Navigation runs along the eastern boundary.

The site is located within an established employment location with a range of large scale distribution, trade and other commercial occupiers. Most notable occupiers include; Culina Group, Best Food Logistics and Biogen.

The site is accessed from the A10, with direct access to M25 and other main roadways including the A1 and M11.

Description

This is a broadly rectangular parcel of land historically utilised for storage of aggregates. Part of the site benefits from concrete hardstanding, with the majority of the site having an aggregate base. There is a palisade fence and bund which secures the site.

The West Anglia Main Line passes along the north-western boundary of the site with a spur (offering direct access onto the Main Line) running into an area to the north of the site, owned by the vendor.

Planning

The site falls within the Local Planning Authority of Broxbourne Borough Council, within the county of Hertfordshire.

The site is situated within an existing Employment Area (ED2), and the adopted Local Plan includes Policy EMP1 (Employment Areas), which supports in principle, development proposals for uses falling within Use Classes E(g) (business), B2 (general industrial) and B8 (storage or distribution).

There have been positive initial pre-app consultations with the Local Planning Authority and Highways Authority, however a formal planning consent is still required for commercial uses.

Tenure

The site is available with full vacant possession by way of a new lease for a term by negotiation and all freehold proposals will be considered. For terms and further information, please contact the Landlord's agent.

Viewings

Strictly by appointment only with sole joint agents Savills and Carter Jonas.

Contact

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