

On the instructions of Hertfordshire County Council

NORTON C

LAND AT CROFT LANE, LETCHWORTH GARDEN CITY,
HERTFORDSHIRE, SG6 1AE

PARCEL B

PARCEL A

Residential development opportunity on former playing fields

Lambert
Smith
Hampton

The Opportunity

- + Residential development site opportunity extending to approximately **3.7 hectares (9.18 acres)**, available either as a whole or in two parts.
- + Benefits from an **approved outline planning permission** (Ref: 22/01464/OP) for residential development, with all matters reserved and **up to 42 residential dwellings**.
- + Allocated in the **North Herts District Council Local Plan 2011-2031** under Policy LG10, for residential development comprising 37 homes.
- + Established residential location within Letchworth Garden City, approximately **one mile from the town centre and railway station**.
- + Excellent transport connectivity, with **access to the A1(M) via Junctions 9 and 10, and rail services** from Letchworth Garden City and Baldock stations.
- + Offers for the freehold interest are invited via informal tender on an unconditional or conditional basis by **12 noon on the Wednesday 14 October 2026**.

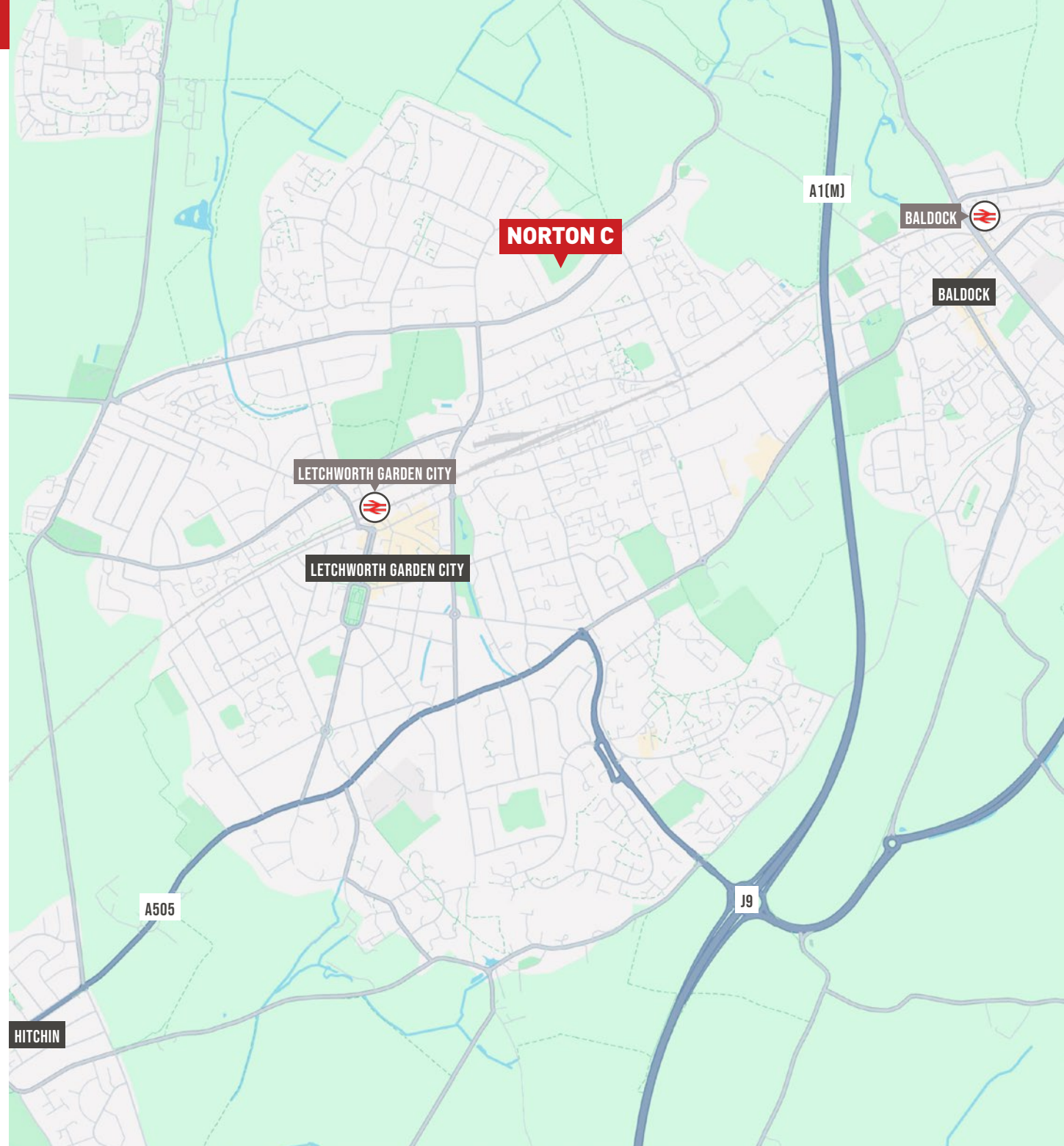
Location

The site comprises the Norton Playing Fields and is surrounded on all sides by established residential dwellings. It is bounded by housing and residential gardens fronting Croft Lane to the north, Norton Road to the east and southeast, and Cashio Lane to the west. Access to the site is provided directly from Croft Lane.

The site is located within Letchworth Garden City, in the administrative area of North Hertfordshire District Council, approximately one mile northeast of Letchworth Garden City town centre.

Letchworth Garden City railway station is approximately one mile to the southwest, while Baldock railway station is approximately 1.5 miles to the west. The site benefits from strong transport connectivity, being located between Junctions 9 and 10 of the A1(M).

Letchworth Garden City is well positioned within Hertfordshire, lying between Luton (13 miles to the southwest), Bedford (18 miles to the northwest), Bishop's Stortford (23 miles to the southeast) and Stevenage (8 miles to the south).



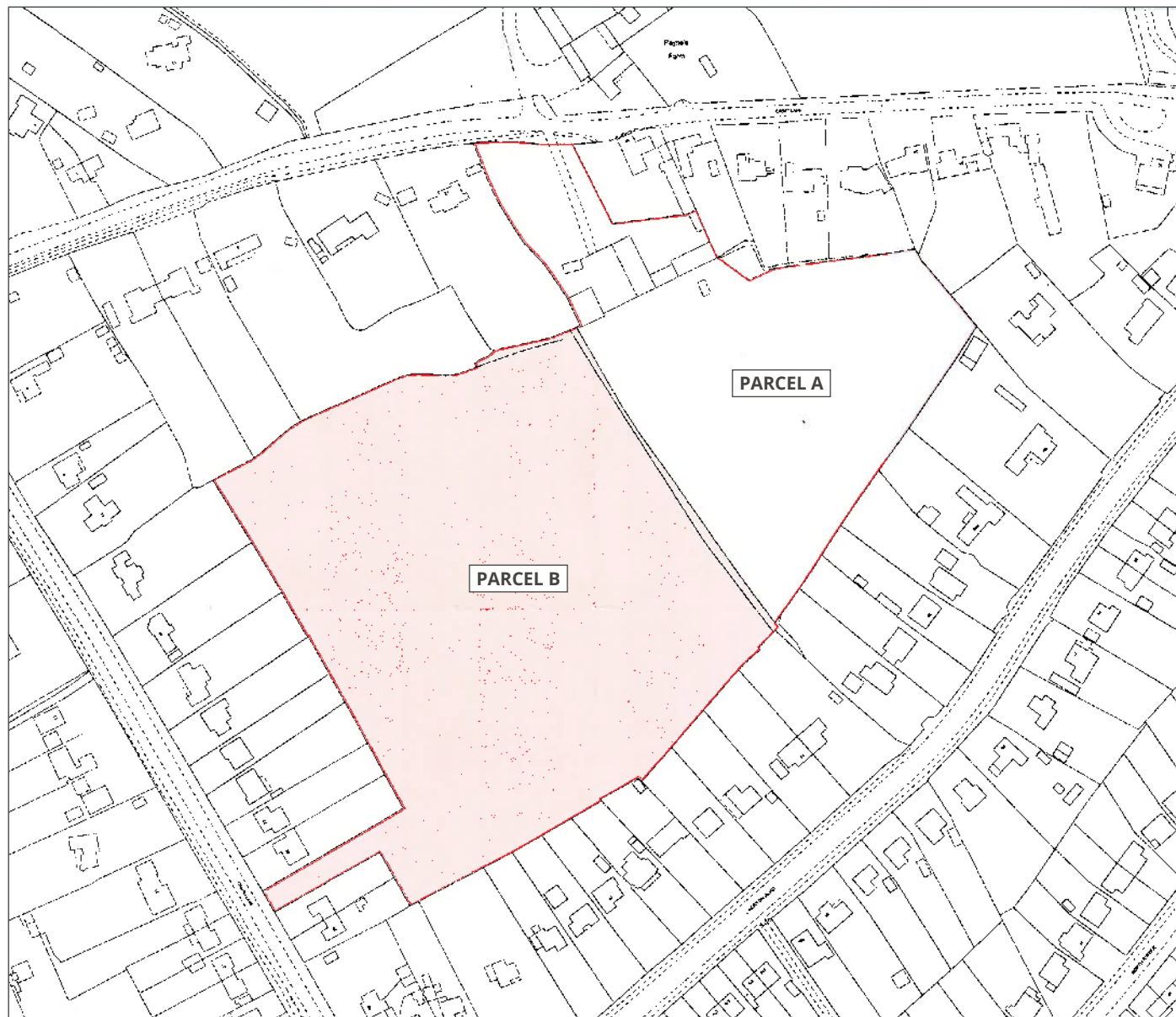
Description

The site comprises the former Norton Playing Fields, which consist of two parcels of land extending to a total area of approximately 3.7 hectares (9.18 acres). The site is broadly level and triangular in shape. The site benefits from an approved outline planning application under reference 22/01464/OP, 'Outline planning application for residential development (all matters reserved)'. The application is for up to 42 residential dwellings.

Parcel A extends to 1.29 hectares (approx. 3.18 acres) and includes the former maintenance depot, together with vehicular access from Croft Lane. This parcel benefits from a freehold title. This parcel is considered suitable for between 9-15 large high quality dwellings, subject to the necessary consents.

Parcel B extends to 2.41 hectares (approx. 5.96 acres) and includes the current grounds maintenance access from Cashio Lane. This parcel is freehold subject to restrictive covenants which include a prohibition on erecting any buildings on the Pink Land except buildings necessary in connection with an education use.

The site is offered either as a whole or in two separate parts, subject to contract.



Planning

The site is located within an area administered by North Herts District Council, and benefits from an approved outline planning application under reference 22/01464/OP dated 12 July 2024, 'Outline planning application for residential development (all matters reserved)'. The application is for up to 42 residential dwellings. The land is also allocated in the North Herts District Council Local Plan 2011-2031 under Policy LG10, for residential development comprising 37 dwellings.

We understand that the site is not in a conservation area, contains no listed buildings or TPOs and is situated within flood zone 1.

Parcel B is freehold subject to restrictive covenants which include a prohibition on erecting any buildings on the Pink Land except buildings necessary in connection with an education use.

Parcel A

Apportioning the Local Plan Policy requirement of 37 units would equate to a self contained scheme of 12 or 13 units being provided on this area.

We would anticipate this being in the form of a premium housing scheme in keeping with the sizes and types of dwellings to be found on Croft Lane.

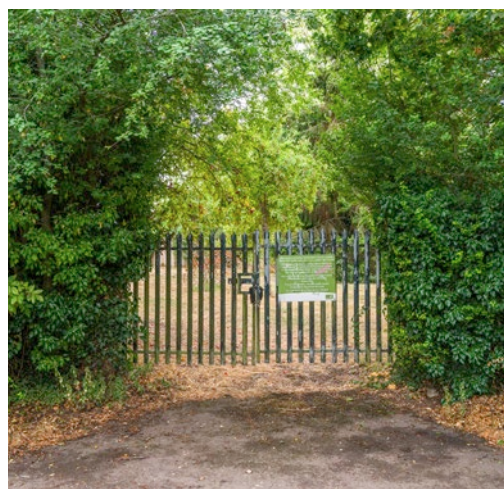
This would give rise to a requirement for Affordable Housing although off-site contributions might be considered if this is justified.

A revised scheme would also generate a need for BNG which has been introduced since the original permission 22/01464/OP was approved.

Prospective purchasers are advised to make their own enquiries of East Herts District Council Planning Department:
<https://www.eastherts.gov.uk/planning-and-building>

Email: planning@eastherts.gov.uk

Tel: 01279 655261



Further Information

Terms:

We are seeking offers for the freehold interest with vacant possession by 12 noon on Wednesday 14 October 2026.

Guide Price:

Upon application.

Tenure:

Hertfordshire County Council owns the freehold interest of the site, which is registered under the Title number HD424738. The site is currently vacant.

VAT:

The Vendor has not elected to charge VAT (HCC retains the right to elect for VAT).

Method of Sale:

The freehold interest in the property is being offered for sale by informal tender.

Clawback and Planning Overage:

Purchasers are requested to include proposals for planning overage, sales overage and/or clawback.

The sale(s) will be subject to HCC's standard 'turn' overage if they are re-sold in an underdeveloped state within 2 years.

Deposit:

A deposit of 10% will be payable by the Purchaser to the Vendor on exchange of contracts.

Viewings:

Viewings can be arranged for interested parties through the sole selling agent Lambert Smith Hampton. Please contact Oliver Plaistowe to book a viewing.

Legal Costs:

Each party is responsible for its own legal costs incurred in any transaction.

Data Room:

Interested parties requiring access to additional documents and information such as Title Documents and additional supporting documents should register to access the data room.

Data Room: <https://norton-c.co.uk/>

Sales Process and Basis of Offer:

Sales Process and Basis of Offer: Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete a bid submission template which is available in the data room. The template requires bidders to state the financial offer, details of any conditions, solicitors, details and proof of funding for the transaction.

Bidders should submit their bid by email to **Ashley Sorayapour (ASorayapour@lsh.co.uk)**, **Oliver Plaistowe (OPlaistowe@lsh.co.uk)** and **Chris Parkes (CParkes@lsh.co.uk)**, at Lambert Smith Hampton with subject reference: **"Land at Croft Lane – Bid"**. It is recommended that bidders make contact with Lambert Smith Hampton by telephone to confirm safe receipt of the email bid. Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of Ashley Sorayapour, Development Consultancy.

All offers are subject to contact. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

For more information please contact:

Ashley Sorayapour

✉ ASorayapour@lsh.co.uk
☎ 07873 625 870

Oliver Plaistowe

✉ OPlaistowe@lsh.co.uk
☎ 07707 171817

Chris Parkes

✉ CParkes@lsh.co.uk
☎ 07721 959910

NORTON C

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