



GILMARTIN LEY

# Freehold Hotel on 1.59 Acre Site with Vacant Possession - Hatfield

**Beales Hotel**  
**Comet Way,**

**HATFIELD, AL10 9NG**



## Area

Site Area: 6,418 sq.m. (69,081 sq.ft.)

## Price

Guide Price £5,500,000 subject to contract

## Property Description

The property comprises a 53 bedroom 4\* hotel with ancillary accommodation including conference/meeting rooms and bar/restaurant. Occupying a site of 1.59 acres, the property has a low built density with a gross internal area of 2,970 sq m (31,969 sq ft).

The property is suitable for a variety of alternative planning uses including residential, medical, student accommodation, care home, D1 education as well as development options, subject to obtaining the necessary consents.

In respect of planning the property is NOT situated in an Employment Area (where there would be a presumption in favour of only Class B development). A copy of the draft local plan and 'policies map' are available to download from our website.

Planning consent was granted to extend the hotel by a further 726 sq m (7,815 sq ft), increasing the number of rooms to 72 and adding a gym. This lapsed in April 2020. The associated drawings are available to download from our website.

A comprehensive selection of photos can be found at <https://www.bealeshotelhatfield.co.uk/the-hotel/gallery>.

## Key considerations:

- > Low built density: existing Gross Internal Area: 2,970 sq m (31,969 sq ft) on a site of 1.59 acres
- > Planning permission previously granted for additional 726 sq m (7,185 sq ft) (now lapsed)
- > Potential for alternative uses incl. Residential, Medical, Student Accommodation, Care Home, D1 Education
- > Good prospect of significantly increasing site capacity with a knock-down and new build scheme STPP
- > The Galleria shopping centre is opposite
- > University of Hertfordshire 1.0 km
- > University of Hertfordshire - de Havilland Campus 400 m
- > A1(M) Junctions 3 & 4 circa 1.0 km
- > Hatfield Rail Station: 1.67 km (1.0 miles)
- > Hatfield to London Kings Cross c. 25 minutes journey time





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## Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Site Area	6,417.90	69,081	
Existing Gross Internal Area	2,970	31,968	
Proposed Additional Gross Internal Area	726	7,814	Planning Ref. 6/2016/2251/MAJ

## Property Location

The property occupies a regularly shaped site on the western side of Comet Way (A1001), approximately 175 metres to the north of the intersection with Cavendish Way which is one of the main entrances into Hatfield Business Park, a 375 acre business park with circa 3.5million square feet of commercial space, 2000 homes, 18 retail units, Europe's largest Health and Racquets club, a police station and a University campus.

The University of Hertfordshire - de Haviland Campus is circa 400 meters to the west. The main Campus is approximately 1.0 kilometre to the south.

The property is directly opposite The Galleria Shopping Centre.

There are good transport communications, with the property being located circa 1.0 kilometre from Junctions 3 & 4 of the A1(M) and Hatfield Rail Station providing regular direct trains to London Kings Cross (with a journey time of circa 25 minutes).

**2017 Rateable Value** £169000.00

**Estimated Rates Payable** £83317 per annum

**Service Charge p.a.** N/A

**Terms** Freehold for sale with vacant possession

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** Welwyn Hatfield Borough Council

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/28673>  
Offer Requirements  
Energy Performance Certificate  
Brochure  
Draft Local Plan  
Welwyn Hatfield Policies Map  
Existing Plans & Elevations  
Proposed Plans & Elevations ref. 6/2016/2251/MAJ  
Selection of Internal Photos  
Planning Decision Notice 4th April 2017 ref.6/2016/2251/MAJ

**Last Updated:** 13 Oct 2020

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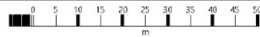
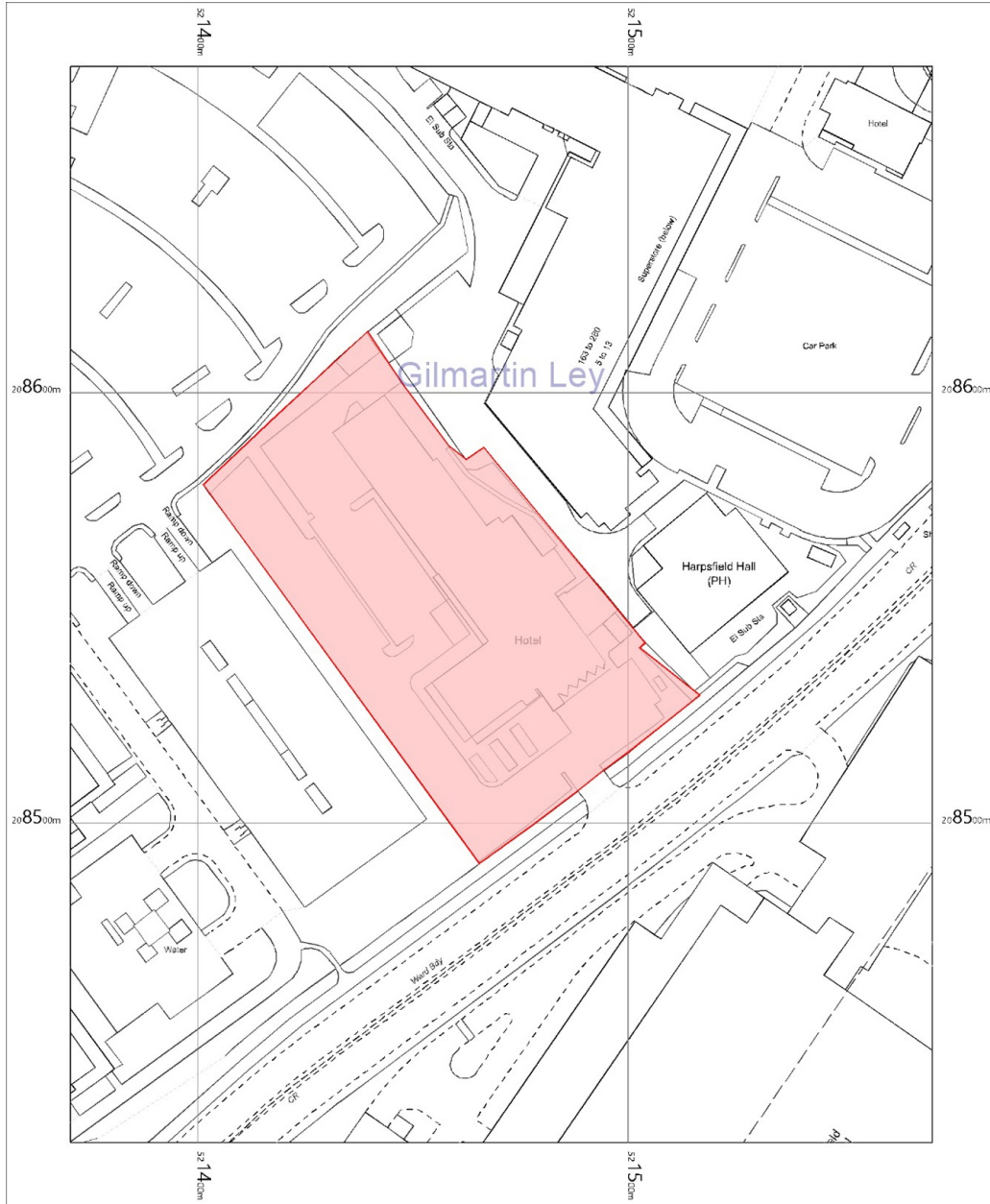
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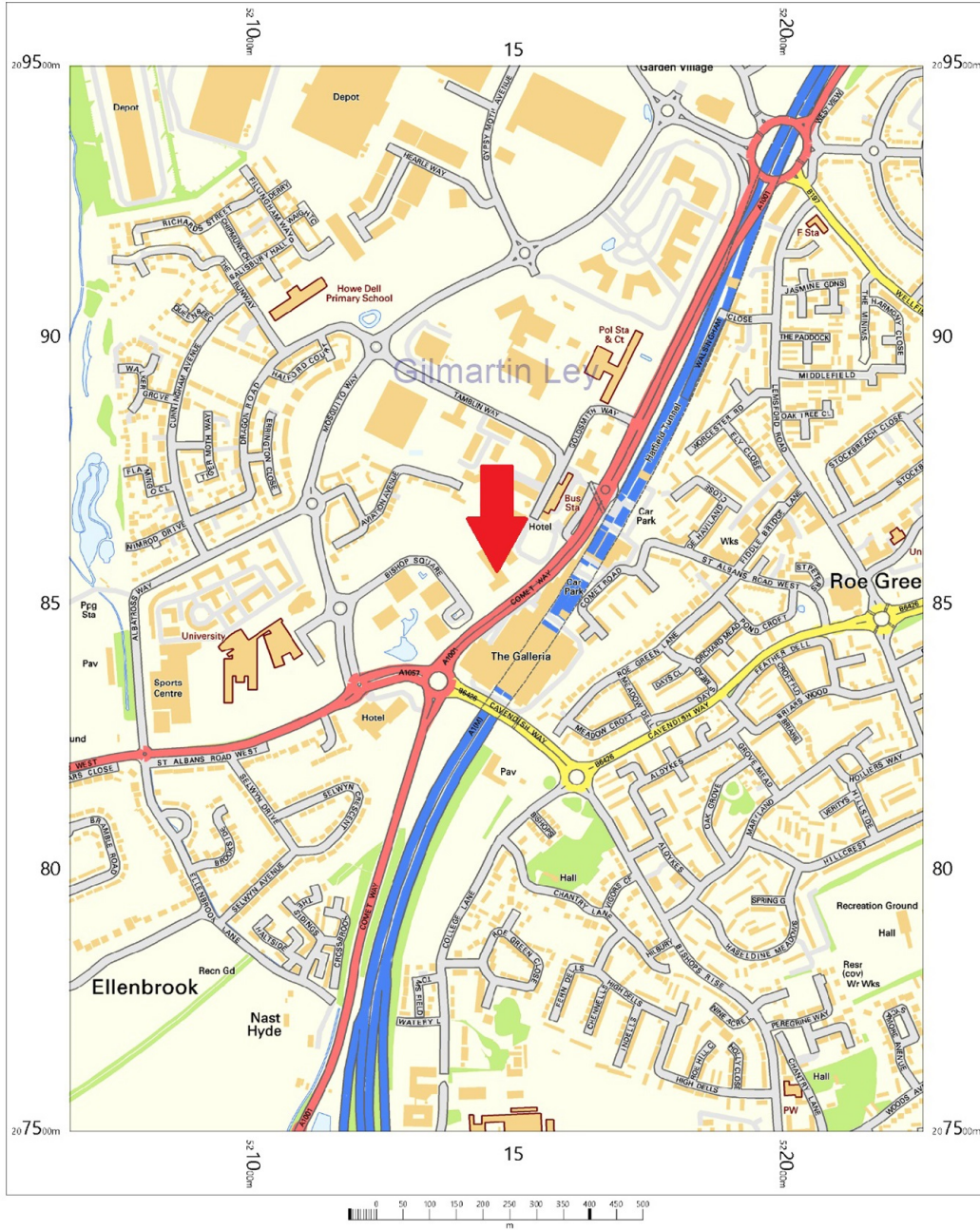




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OS Streetview  
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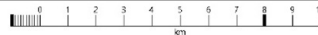
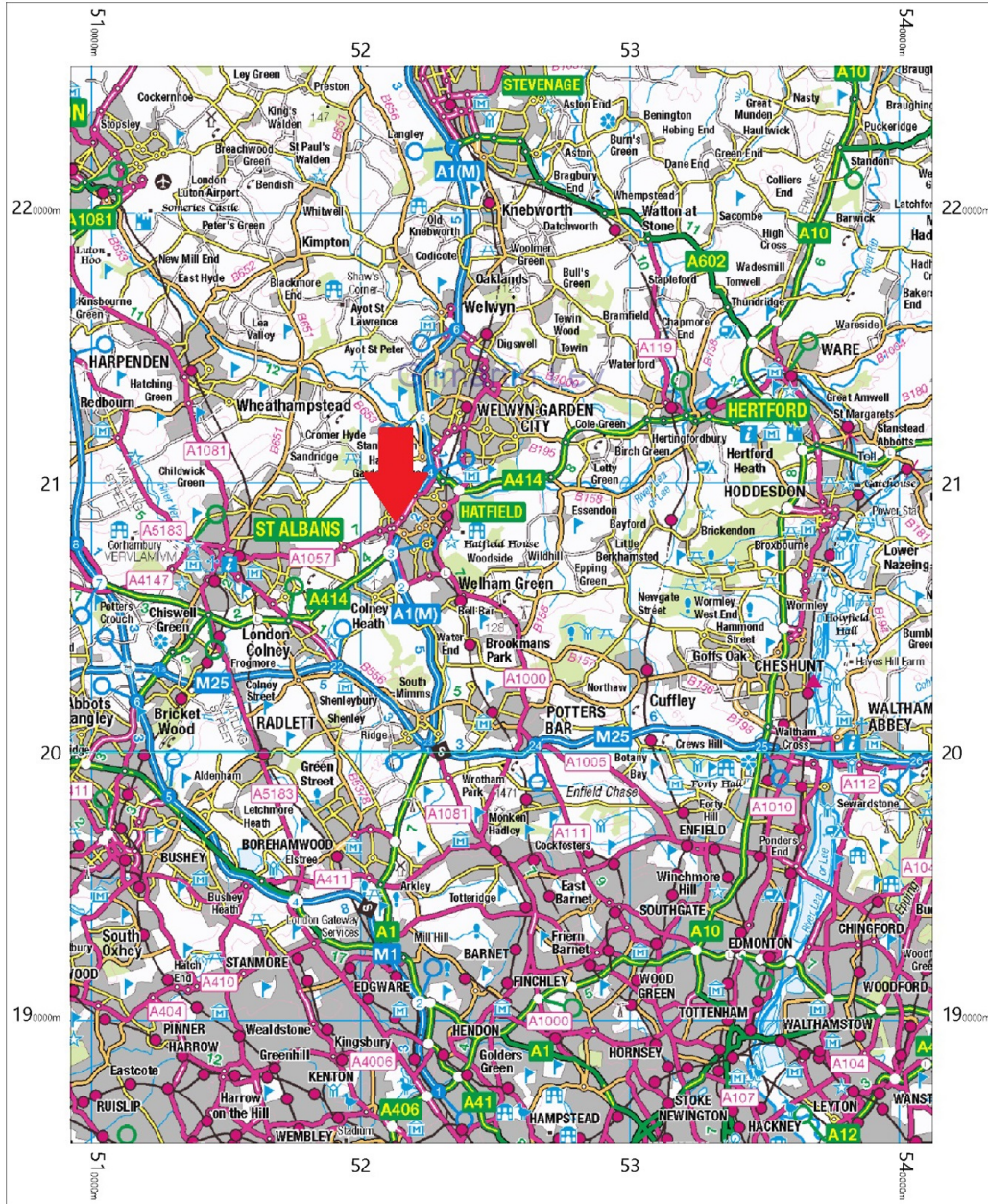




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