

# Bury Green

Bishop's Stortford / SG11 2HE

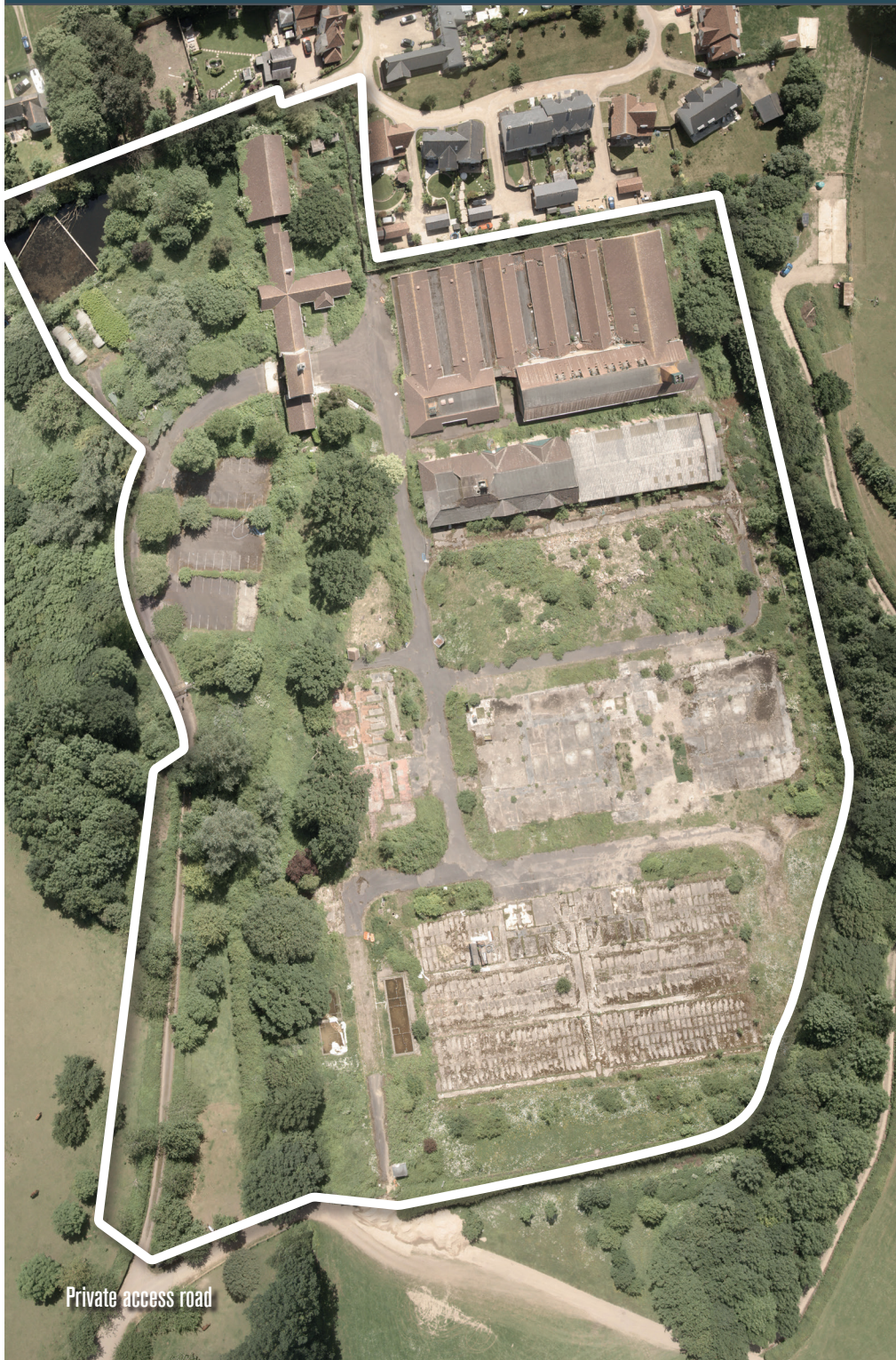
## DEVELOPMENT OPPORTUNITY

**11.7 acres**

(4.81 Hectares)

Commercial  
Development Land

### COMMERCIAL LAND FOR SALE



- Implemented planning consent for 206,000 sq ft of Data Centre Space
- Suitable for a variety of employment uses (subject to planning)
- Access onto A120
- Stansted Airport - 7.9 miles
- J8 M11 - 5.8 miles
- A10 - 4.9 miles
- J27 M25 - 20.5 miles
- A14 - 36.1 miles



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# Planning

**Detailed planning consent has been granted and implemented for two data centre buildings comprising 206,000 sq ft of space.**

The site is a significant employment site, that was formerly occupied by GSK. The majority of buildings have been demolished, however some still remain.

The site benefits from an implemented planning permission (3/08/0593/FP) for the construction of two data centre buildings (206,000 sq ft GIA). This planning permission was granted in 2008 and implemented by the construction of foundations, therefore the consent remains live and able to be built out.

The implemented planning permission establishes the principle of redevelopment and a level of development that was considered acceptable. The site is currently allocated in the EHDC adopted Local Plan (2007) as a 'Major Development Site'.

EHDC is preparing a new Local Plan. The site will remain designated in the Rural Area Beyond the Green Belt, which provides for the complete redevelopment of sustainable brownfield sites. Saved Policy EDE2 and draft Policy ED1 provide for the continued use of existing and former employment sites in employment use (Classes B1 Business, B2 General Industrial, B8 Storage and Distribution or related Sui Generis).

Please see the dedicated website to access the information relating to the planning history of the site [www.burygreen.com](http://www.burygreen.com)

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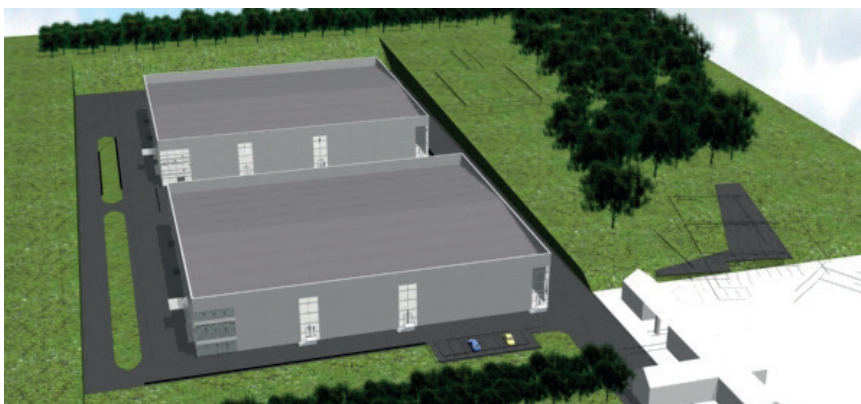
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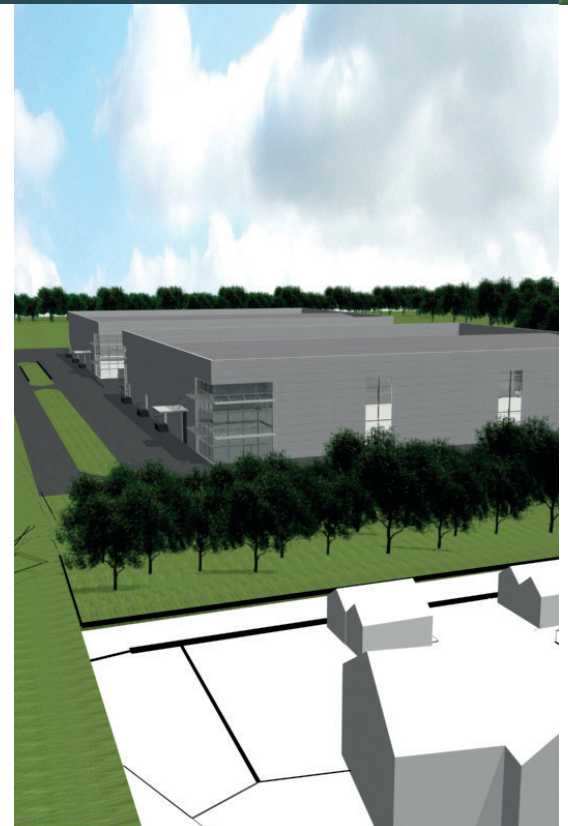
### commercial development opportunity

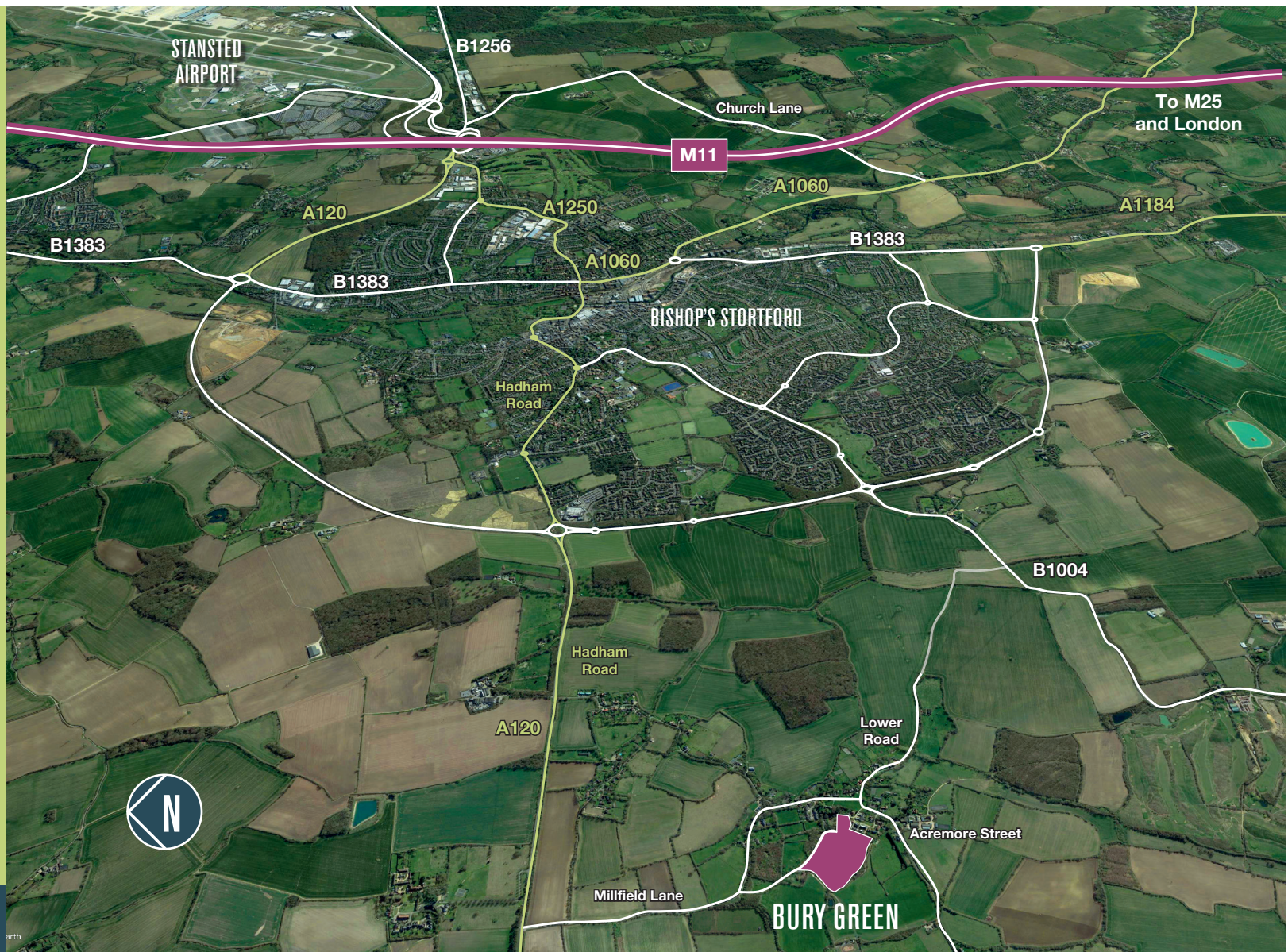
The site comprises a fairly level area of ground which was previously occupied by GSK. The former buildings have mostly been demolished, to leave a substantial concrete slab, access roads and unmade ground. Access to the site is gained via a private access road within the title boundary via Millfield Lane, which connects to the A120.

## FREEHOLD LAND DEVELOPMENT OPPORTUNITY



Indicative CGIs of consented buildings





# Situation

The available land is positioned in a secure setting in an excellent strategic location 1/2 mile to the south of the A120.

The nearest major town is Bishop's Stortford which lies 3 miles to the east. The A120 connects to the A10 Great Cambridge Road, 5.2 miles to the West. Junction 8 of the M11 lies 5.7 miles to the west.

| JOURNEY FROM       | DISTANCE   | DRIVE TIME        |
|--------------------|------------|-------------------|
| Bishop's Stortford | 2.9 miles  | 8 minutes         |
| M11                | 5.8 miles  | 10 minutes        |
| Stansted Airport   | 7.9 miles  | 14 minutes        |
| A120               | 0.7 miles  | 3 minutes         |
| A10                | 4.9 miles  | 9 minutes         |
| London             | 41.9 miles | 1 hour 10 minutes |

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# Location



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**Colliers**  
INTERNATIONAL  
**020 7344 6730**

**Georgia Pirbhai**  
0207 344 6510  
georgia.pirbhai@colliers.com  
**William Bellman**  
0207 344 6708  
william.bellman@colliers.com

**GLENNY**  
**01279 312 201**  
GLENNY.CO.UK

**Ivan Scott**  
0203 141 3606  
i.scott@glenny.co.uk  
**John Bell**  
0203 141 3540  
j.bell@glenny.co.uk