

UNIQUE REDEVELOPMENT OPPORTUNITY

COUNTY HALL

HERTFORD, HERTFORDSHIRE, SG13 8DE



Key Highlights

- The Property is situated within close proximity of Hertford Town Centre.
- Extends to approximately 10.35 ha (25.58 acres).
- Approximately 225,000 Sq Ft of space.
- Opportunity to develop a large mixed use scheme subject to planning.
- Offers are to be received by 12 noon on the 4th December 2025.

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

+44 (0)1223 347000

[savills.co.uk](https://www.savills.co.uk)

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Photograph of the Property looking east

INTRODUCTION

On behalf of the landowners, Hertfordshire County Council, Savills (UK) Ltd ('Savills') and Walter Cooper Surveyors ('WCS') are pleased to offer for sale the freehold interest in County Hall, Hertford, Hertfordshire, SG13 8DN (hereafter referred to as 'the Property').

The Property is a 10.35-hectare site comprising the listed County Hall and Registry block, substantial modern extensions, and surrounding land. The method of disposal is by informal tender and the deadline for bids to be submitted is **12 noon on 4th December 2025**. Interviews may be held thereafter.

The Property is located approximately 14.3 km (8.9 miles) south-east of Stevenage, 18.2 km (11.3 miles) east of St Albans, 32.5 km (20.2 miles) north of London and 48.1 km (29.9 miles) south of Cambridge.

Offers are invited on an unconditional or subject to planning basis. Preference will be given to bids and to parties who can clearly demonstrate that they have undertaken a full analysis of the Property and understood all of the obligations to be placed upon them.

The full information pack can be found at:

<https://savillsglobal.box.com/s/w5tsbbdj9gqxu8t7lqyj2nyg5qj2mc62>

LOCATION

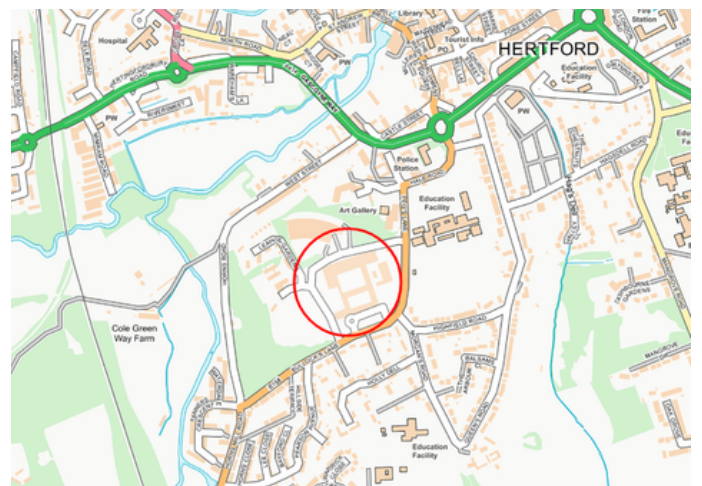
County Hall in Hertford is a historic building that serves as the administrative headquarters of Hertfordshire County Council. Located in the town centre of Hertford, it has been a key landmark in the area since the late 1930's. Hertford has a population of around 30,000 (2021 Census).

Hertford is a thriving, vibrant town with its centre home to an array of independent retailers, high street stores, delis, cafes and coffee shops. The area boasts a variety of sports facilities and places of historical interest to visit.

The Property is located in one of the most affluent suburbs of Hertford and has commanding views over the town and surrounding countryside.

The Property is within walking distance of Hertford town centre, a wide range of amenities to include supermarkets a number of restaurants, public houses and Hertford Town Football Club.

The town benefits from a number of primary, secondary and independent schools with the closest to the Property being Richard Hale School which is directly east of the Property, Simon Balle School which is further east, Morgans Primary School which is to the south and St Joseph's in the Park which is to the west.



Location Map (source: Promap)

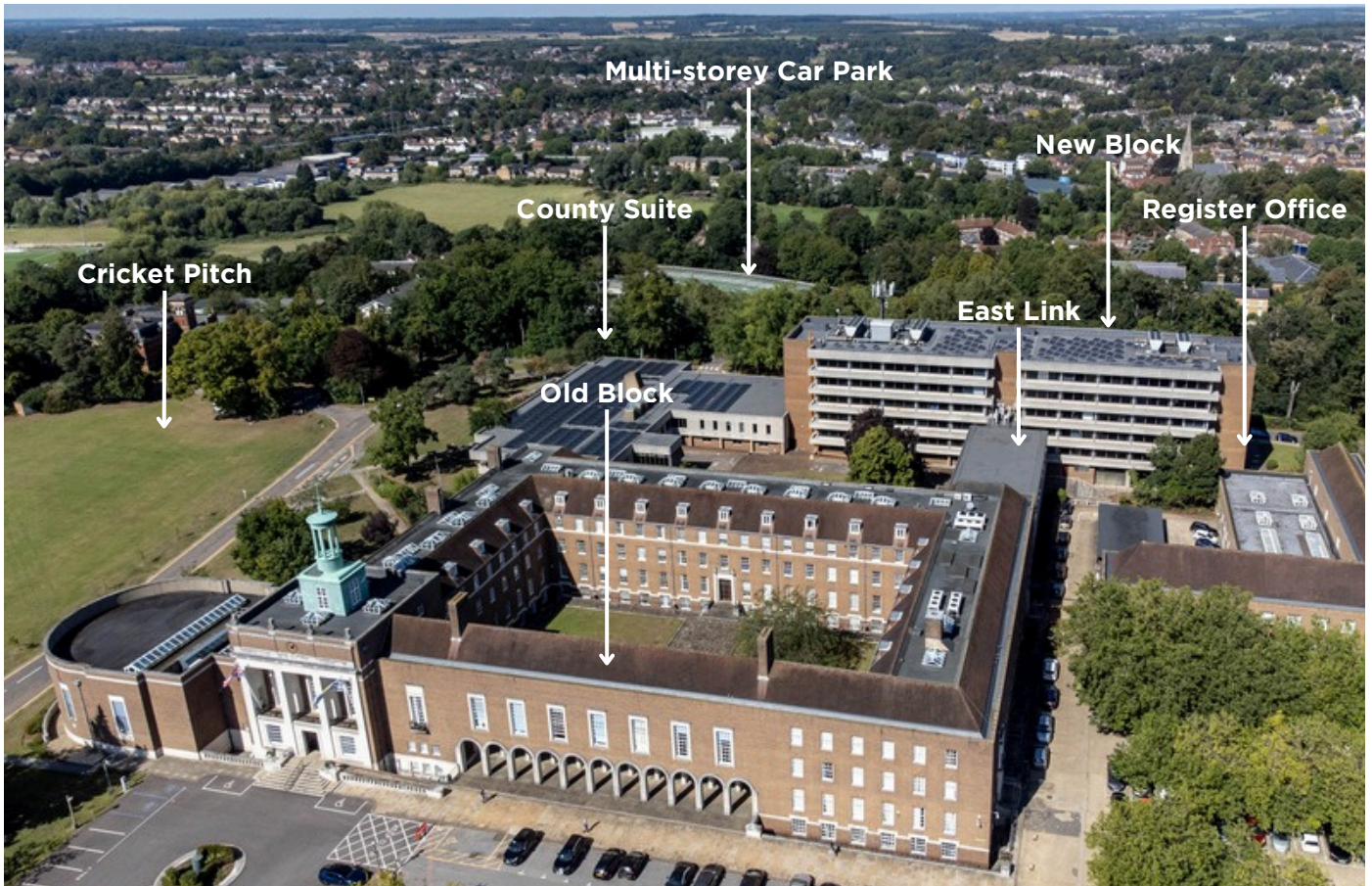
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Photograph of the Property looking north

CONNECTIVITY

The Property is well connected in terms of road networks. The A414 runs through the town providing access to the A10 to the east, which in turn links into Junction 25 of the M25. Road infrastructure also provides quick links to other major towns in Hertfordshire including Welwyn Garden City, Hatfield, St Albans, Stevenage, Cheshunt, Bishop's Stortford etc. Both London Stansted and Luton airports are within 40 minutes of the town.

Situated just 32 km (20 miles) from London, Hertford has excellent public transport links to London from its two stations. Hertford East Station has a half hourly service from London Liverpool Street and Hertford North Station is on the Letchworth Garden City line served from Moorgate with a journey time of approximately 40 minutes.

The town's bus station provides routes around Hertfordshire, to Harlow and Stansted (via Harlow) and Heathrow Airport.

International travel is also provided from London Luton Airport which is approximately 35 km (22 miles) north west of the Property. Further to this, the Property has strong connections to Stansted Airport with it being only 35 km (22 miles) north east.

DESCRIPTION

The Property is bordered to the north by Bentley House Nursing Home and Hertford Castle Bowls Club, to the east by the B158 with Richard Hale School further beyond and to the south by residential properties.

Leahoe House and Gardens, located directly to the northwest of the Property and also owned by Hertfordshire County Council, will be part of a separate redevelopment project.

The Property extends to approximately 10.35 hectares (25.58 acres) and comprises the original Grade II* listed building which was constructed in 1939, providing prestigious and historic office accommodation which has been used as the headquarters of Hertfordshire County Council.

The building was designed by Charles Holloway James and Stephen Rowland Pierce in the Neo-Georgian style and constructed by C.Miskin & Son of St Albans.

The asset is described in the listing as 'County Hall including Terraces and Fountain'. The 'forecourt to County Hall including bas relief drum, lamp posts and boundary marker' are Grade II listed. The Register Office is also Grade II listed described as 'record office, library and register office'.

The building was subsequently extended to provide modern office space, meeting rooms and a canteen / restaurant in the 1970s. The Property benefits from car parking for over 1,000 cars.

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Photograph of the ballroom



Photograph of reception area

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SUMMARY OF BUILT AREAS

A measured survey undertaken by CPMG is available in the data room. The survey was commissioned based on a Net Lettable Floor Area basis.

A summary of the accommodation is provided below:

BUILDING	SQ M	SQ FT	LISTING
OLD BLOCK	8,344	89,813	GRADE II*
NEW BLOCK	6,827	73,485	MODERN ADDITION ATTACHED TO THE ORIGINAL GRADE II* LISTED BUILDING'
COUNTY SUITE	2,495	26,855	MODERN ADDITION ATTACHED TO THE ORIGINAL GRADE II* LISTED BUILDING'
EAST LINK	1,287	13,853	MODERN ADDITION ATTACHED TO THE ORIGINAL GRADE II* LISTED BUILDING'
REGISTER OFFICE	2,078	22,367	GRADE II
MULTI-STOREY CAR PARK	14,519	156,281	NOT LISTED
	21,031 (EXCLUDING CAR PARK)	226,378 (EXCLUDING CAR PARK)	

ACCESS

The Property's primary access route is via Bullocks Lane (B158), an adopted highway, with secondary vehicular access points available from Pegs Lane, a private road.

A Right of Way will be reserved over Pegs Lane for the benefit of Leahoe House and Gardens.



Photograph of the frontage of Old Block

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Photograph of the County Suite



Photograph of New Block

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PLANNING

The local planning policy context for the Property is provided by East Herts District Plan which was adopted on 23rd October 2018 and sets out the planning framework for the District for the period of 2011-2033. It also contains Development Management policies that will be used to determine planning applications.

The Local Plan Proposals Map indicates the following designations which apply to all or parts of the County Hall site:

- Hertford Conservation Area (Southwest Quadrant character area) - all of site
- Employment Area - eastern half of site (subject to Registration as an Asset of Community Value)
- Open Spaces - cricket ground (subject to Registration as an Asset of Community Value)
- Nature Conservation Sites - former wildlife site to west

The Property is located within a designated Employment Area within the District Plan where Policy HERT6 applies. As required by District Plan Policy EDE1, over 12 months of marketing for continued employment use has now been undertaken and has so far been unsuccessful.

The Property has been submitted in the recent East Herts call for sites and has been promoted for a development of mixed uses to include residential development, commercial or community uses.

More details relating to site policy and potential site redevelopment are available within the covering letter contained within the Information Pack.

RIGHTS OF WAY

The Property will be sold subject to and with the benefit of all rights, covenants, and agreements and declarations affecting the Property.

TENURE

The Property is owned freehold under the following Land Registry title numbers: HD306406, HD9363 and HD517647 by Hertfordshire County Council.

VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge or Walter Cooper Surveyors. A viewings day will be arranged during the marketing period. Further details will be provided.

VAT

The Seller has not elected to charge VAT but reserves the right to do so up until the date of Exchange of Contract. In the event that the Seller opts to Tax any VAT on the Stamp Duty Land Tax will be deductible from the Purchase Price.

FURTHER INFORMATION

The full Information Pack can be found here:

<https://savillsglobal.box.com/s/w5tsbbdj9ggxu8t7lajj2nyq5qb2mc62>

All EPCs are included within.

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Photograph of the Property looking north

BID SUBMISSION

The method of disposal is by informal tender and the deadline for bids is **12 noon on the 4th December 2025**.

E-mail offers will be acceptable, addressed to:

- alan@wcsurveyors.co.uk
- joe.last@savills.com

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the Property from the market at any time. Interviews may be held following the bid deadline. As part of the Heads of Terms process, we will set out detailed timescales for exchange and completion. This may include a series of legal meetings to ensure the timescales are achieved.

With reference to the East Hertfordshire Local Plan policies on sustainable development, and noting that East Hertfordshire District Council and Hertfordshire County Council are signatories to the Hertfordshire Development Quality Charter, please set out how you would achieve sustainability and quality outcomes from your development necessary to secure planning permission for your intended use of the Property.

The following information is to be submitted as part of any bid:

- Outline of board approval process;
- Confirmation that your bid is conditional or unconditional;
- Masterplan layout (assuming a conditional sale);
- 'Proposals for the Property to include planning strategy (to incorporate Heritage considerations and public engagement);
- Commentary on how any development might seek to promote and work with local groups to provide enhanced community facilities;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon exchange of contracts;
- Details of track record and any nearby land interests;
- Outline of future planning strategy;
- Proposed Overage;
- Confirmation of acceptance to provide a legal undertaking of £25,000 + VAT to cover reasonable abortive legal costs.

Further information regarding bid requirements is included within the Covering Letter.

CONTACTS

For further information please contact:

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