

Mill Court, Harlow



Role:
**Development
Advice
Planning
Agency
Property
Management**

Derrick Wade Waters were instructed over a decade ago to investigate the development potential of the former Pearson Longman office site adjacent to Harlow Town Station where a multi-storey office building had been demolished as a result of major structural problems. It took several years to put together detailed proposals for a viable mixed use development which was to include a public house, a budget hotel, and a private health and fitness club.

Once our client had purchased the site, occupiers were identified for the pub and hotel, but funding for the private health club proved difficult as a result of a change in market demand.

DWW then used its planning and development expertise to promote the concept of replacing the proposed health club with a mixed use leisure and retail scheme through the planning process. This would be part financed by development of 84 flats above the commercial premises, served by a decked car parking facility.

The flats were built out by Barratts, together with the shell of the commercial premises and the freehold of the overall site was retained by the our client. Derrick Wade Waters have acted as letting agents for the units and now manage the property on behalf of the current owners.