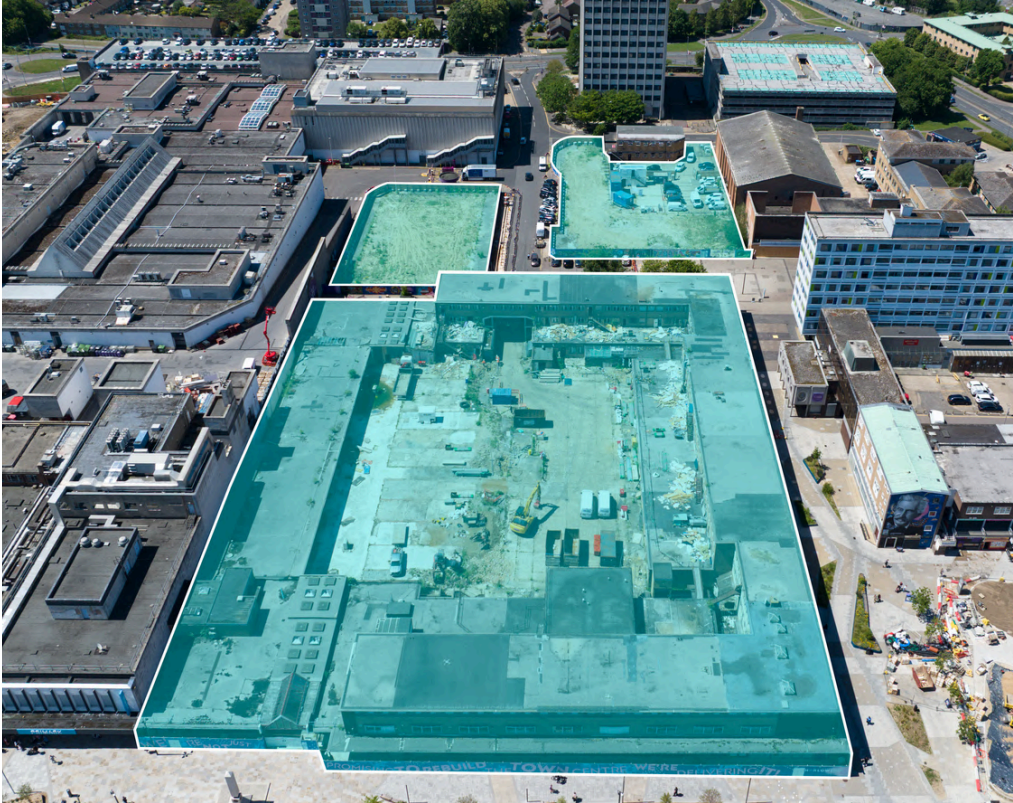


The Westgate Quarter

HARLOW TOWN CENTRE, ESSEX, CM20 1JS

WATLING
REAL ESTATE



For Sale

Significant Town Centre Development Opportunity



Development Highlights

- + A prime town centre development site in Harlow which is currently benefitting from a significant input of public sector investment and multi million pound regeneration programme.
- + Set on the edge of the prime retail core and immediately adjacent to the Harvey Centre and rejuvenated Market Square.
- + Harlow Town Centre is undergoing significant public sector investment, creating a transformative development environment.
- + Comprising approximately 3.72 acres across three development parcels.
- + Two parcels are cleared and ready for development, with demolition underway on the third.
- + Previous mixed-use consents include for up to 741 new homes and in excess of 3,000 sq.m of non-residential spaces.
- + Planning can be adapted to accommodate a range of development concepts, subject to consent.



OFFERS ARE INVITED FOR THE FREEHOLD INTEREST.

Harlow - Why Invest?

Harlow is a town on the rise, and its vibrant town centre is at the heart of its evolution. Harlow town centre represents a premier investment and growth opportunity perfectly positioned for forward thinking investors, developers, businesses and residents alike.

Harlow's £23.7 million Towns Fund Programme commenced in April 2024 with the regeneration of Broad Walk in Harlow's Town Centre. This programme, when completed, will deliver a complete transformation of the High Street with the provision of high-quality public spaces.

Harlow's central bus station is also being upgraded to create a sustainable transport hub and interchange.

A new arts and cultural quarter is under construction which aims to improve the town's vibrancy and visitor experience.

The vision is for Harlow town centre to become a successful, sustainable place which serves as the commercial centre for the existing town of Harlow and the wider Garden Town which will add an additional 10,000 new homes around the town. The town centre will play an important part in helping Harlow transform into a more active economic environment within the UK's Innovation Corridor.

The town centre will have a diverse mix of shops and services; offer high quality office and employment spaces; civic and wide ranging leisure uses including healthcare, cafés and restaurants; and a thriving evening economy and cultural offer. The town centre will also have a range of high quality homes that can support a mixed and balanced community across Harlow as a whole, with the town centre having a greater focus on higher density homes.



Harlow: The Vision

Why Harlow stands out:



27 minutes to London
14 miles to Stansted Airport.



Strategic location between
London and Cambridge.



Direct, easy access to both the
M11 and M25 motorways.



Capacity to absorb growth
outside constrained core city
markets.



Established base of employment,
businesses and public-sector
anchors.



23,000 new homes planned as
part of Harlow and Gilston
Garden Town.

What is being delivered:

- + A 450,000 sq ft shopping centre at the heart of the town, attracting 5.8 million visitors annually, with consistently high retail occupancy of 90 - 95%.
- + Market Square, a new civic and commercial destination for business, dining and leisure, fully pre-let and completing in 2027.
- + A flagship David Lloyd Leisure centre, opened in 2025, achieving the fastest membership sell-out of any new UK club.
- + IKEA, opened in 2025, strengthening Harlow's regional draw.
- + A new Marks & Spencer full-line flagship store, announced in 2026.
- + The award-winning Harlow Playhouse, anchoring a thriving cultural offer.
- + A new Arts and Cultural Quarter, including live performance venues, exhibition space, studios and a music school, positioning Harlow as the creative capital of the East of England, opening in 2027.

Harlow Investment

Harlow is poised to emerge as one of the UK's fastest-growing economies, underpinned by significant investment in infrastructure and the built environment.



23,000
New Homes
Over the next 20 years



£76m

infrastructure investment
in M11 Junction 7a



£171m

government
housing grant



£20m

government
levelling up funding



£23.7m

government
towns fund



50%

INCREASED JOB GROWTH
in the next 20 years



3,300

BUSINESSES
supporting over
44,000 Jobs



44,000

JOBS
supported over
the next 20 years



£800m

**NEW MEDICAL
CAMPUS & HOSPITAL**



Location

Harlow is one of the original New Towns sitting within West Essex on the border with Hertfordshire. It is located in a central position within the UK's innovation corridor which extends from London through to Cambridge.

It is an outer part of the London commuter belt and employment centre of the M11 corridor which includes Cambridge and London Stansted to the north.

Harlow is located approximately 26 miles north of central London with access to Junction 7 of the M11 motorway, two miles to the east.

The site occupies a prime town centre location and the immediate vicinity includes a range of national and independent retailers, local Government, healthcare, along with various Class E uses. The local authority is currently engaged in a major regeneration programme which includes the development of new cultural facilities, housing, public realm, leisure and additional commercial uses. In July 2025 the UK Government confirmed that Harlow will be the home of the new state of the art UK Health Security Agency campus.

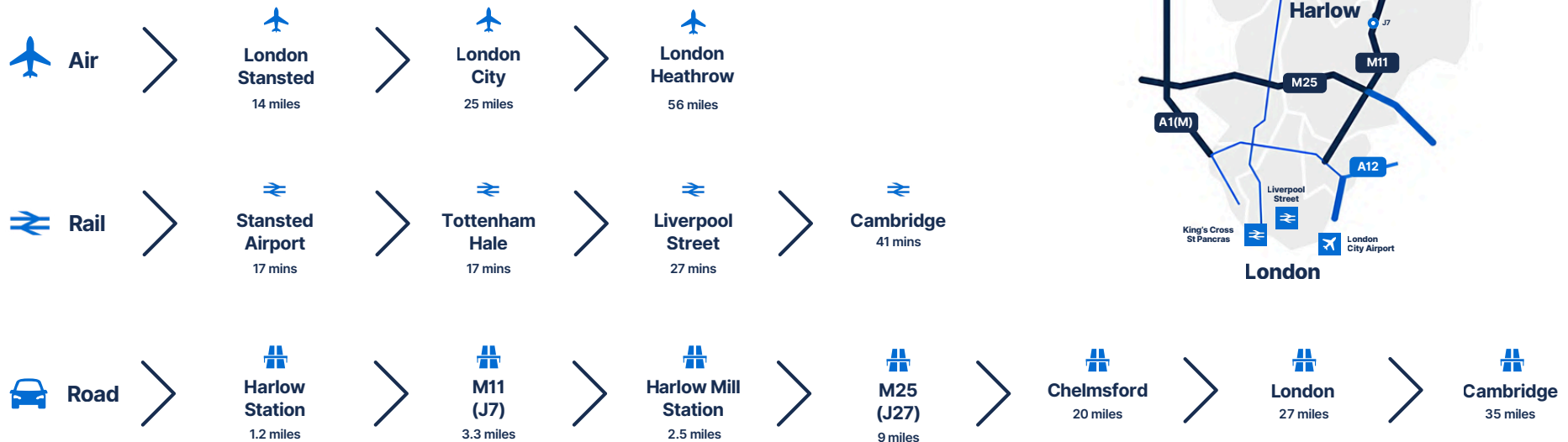
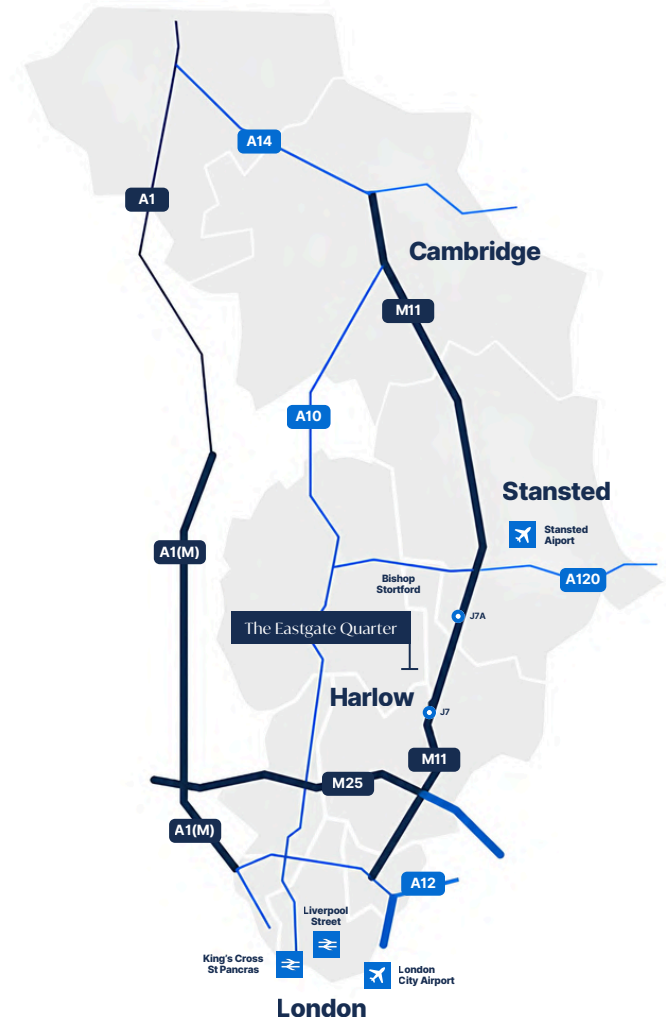


Connectivity

Harlow's two railway stations, Harlow Town and Harlow Mill provide regular services to Tottenham Hale (17 minutes – Victoria Line), London Liverpool Street, (27 minutes), Stansted Airport (17 minutes), Cambridge (41 minutes).

Harlow benefits from excellent connectivity via road, with two M11 junctions, 7 and the newly completed 7a. Junction 27 of the M25 is just 4 miles to the south of junction 7, providing easy access to Greater London and the wider motorway network. To the north, the M11 provides direct access to Cambridge, The Midlands and The North.

A new sustainable transport corridor has recently opened through the town centre linking to Harlow Gilston Garden Town. There are future aspirations for the town to become a key destination on the proposed Hertfordshire/Essex.



Description

The opportunity comprises a development site of 3.72 acres arranged over 3 distinct plots located to the north of the Harvey Centre.

Plots A & C have been previously cleared and are capable of immediate development and demolition is currently underway on Plot B, these are expected to be complete in late 2026.



Planning

There are currently 3 live planning consents capable of implementation across the plots which range from 447 to 741 new homes along with associated commercial space in buildings of up to 16 storeys. All are subject to completed Section 106 Agreements.

The vendor has also held positive recent discussions with the local planning authority in relation to a new scheme of between 522-618 new homes alongside non-residential accommodation over a series of buildings, with a maximum height of 6 storeys.

Application 1 - 2018 (HW/FUL/17/00097):

Plots A, B & C

'Demolition of the existing buildings and comprehensive re-development of the site to provide a mixed-use development (including 4 new buildings ranging from 3 to 16 storeys) comprising 447 residential units, circa 4,000 sqm of flexible retail floorspace, communal amenity space, a new pedestrian boulevard, car parking, cycle parking, with associated hard and soft landscaping, revised access and servicing arrangements.'

Application 2 - HW/FUL/19/00291 (2020) varied by HW/REMPVAR/22/0361 (2022):

Plot C only

'Demolition of existing building and redevelopment of the site to provide a mixed use development within a part 8 and part 12 storey building comprising 163 residential units, circa 390sqm of flexible commercial (Use Class A1/A2/A3/A4/A5/D2) floorspace, and ancillary communal amenity, car parking and cycle storage'

Application 3 – 2024 (HW/OUTAM/21/00251):

Plots A & B only

'Hybrid planning application to demolish the existing buildings and provide a comprehensive re-development of the site with a mixed-use development comprising up to 578 residential units, up to 3,000sqm (GEA) flexible retail/drinking establishment/leisure/community/commercial space (Use Classes E and sui generis), communal residential amenity space, a new pedestrian boulevard, public realm improvements, car and cycle parking with associated plant and hard/soft landscaping. All matters are reserved for Blocks B, C2 and C3. Blocks A and C1 and associated public realm is submitted in detail. Amended Description Proposal.'

Planning however can be adapted to accommodate a range of development concepts, subject to obtaining the necessary consent.

Further Information

Guide Price

Offers for the freehold interest are invited.

Tenure

The sites are held freehold under title number EX987670.

Legal Costs

Each party is responsible for their own legal costs incurred throughout the transaction.

Viewings

Whilst the parcels of land can be viewed from the public realm, any onsite inspections are strictly by appointment only due to ongoing demolition works.

Dataroom

[Click here](#) for access to the data room.



WATLING

REAL ESTATE

June 2026
Subject to Contract
Property Reference: 223162

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