

Lot 23

537a Staines Road, Hounslow,
Middlesex TW14 8BP

GUIDE PRICE: £1.85 MILLION



This site plan is for identification purposes only and does not form part of the contract

STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■

FREEHOLD FORMER CHILDREN'S HOME WITH DEVELOPMENT POTENTIAL

This freehold site that is predominately rectangular in shape comprises a vacant former children's home with separate manager's accommodation built circa 1960. The building and land stand on a site of approximately 0.46 hectares (1.14 acres). The site cover is less than 10% and the property has established in and out access over the neighbouring freeholds. It is positioned away from the road to the rear of commercial premises and borders a clinic to the South. To the East and West it is mainly bounded by residential properties and the site is largely screened from its neighbours by mature trees. The site may be suitable for redevelopment within the existing class C2 usage as a care home with up to 70 rooms or furthermore for other types of redevelopment all subject to obtaining any necessary planning consent and licences that may be required. We understand that VAT is not applicable to this lot and the site is sold with the benefit of full vacant possession.

ACCOMMODATION

Orchard House: ground floor approx 4704 sq ft, first floor approx 3477 sq ft

Manager's accommodation: ground floor approx 511sq ft, first floor 491sq ft

Overall: 9183 sq ft

TENURE Freehold

LOCAL AUTHORITY

London Borough of Hounslow: 020 8583 200.

VENDORS SOLICITORS

Mr K Dhaliwal, Simon & Co, 28 South Road, Southall
Middlesex UB1 1RR. Tel: 020 8571 3883

VIEWING TIMES By appointment through the Auctioneers