

Lot 5

Land to the rear of 1-6 Park Lane,
Cranford, Middlesex TW5 9WA

GUIDE PRICE: £450,000



CLEARED FREEHOLD SITE WITH PLANNING GRANTED FOR FIVE TOWN HOUSES

This freehold site that occupies an area of approximately 0.337 of an acre (1363 sq m) has been cleared and has also been granted planning permission by the local authority for the erection of a development of town houses. The original planning consent was granted for 6 dwellings although the end plot has now been sold off thus leaving a site to build 5 dwellings that consist of a terrace of 3 and a pair of semi-detached units. The existing planning provides for a two storey two bedroom house and four three storey three bedroom houses. Full copies of planning and drawings are available for inspection at the offices of the Auctioneers. The site is being sold with full vacant possession and in our opinion offers an excellent development opportunity. The site is situated within 200 yards of the A4 on the North East corner of London Heathrow Airport and therefore the units, once built, will be attractive to investment purchasers bearing in mind the vast potential for rental income from the airport, local hotel staff and various other multi-user businesses that are within the locality.



LOCATION

The property is situated within a conservation area adjacent to Cranford Park. Park Lane is a continuation of Cranford Lane that connects Harlington High Street all the way down to Cranford High Street. Hounslow Town Centre is located within 2 miles and good road links serve the area including the M4, M25 and also access to the A40/M40 and the M3. Cranford forms part of the London Borough of Hounslow that lies to the West of London and is home to a multiple of businesses with good road and rail travel links.

ACCOMMODATION

Cleared vacant site situated to the rear of existing houses and backing on to open space.

- Unit 1 two storey end of terrace house: first floor two double bedrooms, bathroom/WC, ground floor entrance porch, sitting room, kitchen, cloakroom.
- Unit 2 three storey mid terraced house: second floor master bedroom with en-suite shower room/WC, first floor two double bedrooms, family bathroom/WC, ground floor entrance porch, sitting room, kitchen, cloakroom.
- Unit 3 end of terrace house: same accommodation as Unit 2
- Unit 4 semi-detached house: same accommodation as Unit 2
- Unit 5 semi-detached house: same accommodation as Unit 2

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 020 8583 2000

VENDORS SOLICITORS

Mr A Singh - JR Jones Solicitors
58 Uxbridge Road, Ealing, London W5 2ST
0208 231 0438

VIEWING TIMES

Open site for inspection at any time. Please be courteous to neighbours when viewing the site.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■