

Lot 33

The Lizzards, Trout Lane, Yiewsley,
West Drayton, Middlesex UB7 7SA

GUIDE PRICE: £1,000,000



45 ACRES OF LAND WITH DEVELOPMENT POTENTIAL SUBJECT TO PLANNING

This irregular shaped site that measures approximately 35 acres in size includes two lakes and backs onto The Grand Union Canal as well as being adjacent to the River Frays. We understand that the land has been in the same ownership for a number of years and is new to the market. The land is predominantly overgrown at present although there is one area of approximately 1.5 acres adjacent to the road that has been tarmaced for use as a yard. This yard is approached through a secure gate access. We understand that the lakes are let on an ongoing lease producing £8,000 per annum and have been operated by a company who use the fishing rights. The site could be utilised for a number of uses subject to obtaining any necessary planning consent from the local authority that may be required. The area is predominantly industrial with neighbours including a building firm, an off airport parking company and a small local hotel. The site is being sold predominantly with vacant possession save for the lake areas that form part of a tenancy. We understand that VAT is not applicable to the sale of this lot.



LOCATION

The site is situated on Trout Lane which in turn connects to Tavistock Road. This road connects with Yiewsley and West Drayton Towns with West Drayton Main Line Station being within half a mile. The station is on the Paddington to Swansea line. Adjacent to Trout Lane the old Honeywell site has been developed by George Wimpey and Tesco are looking to develop a site within half a mile. Heathrow London Airport is approximately 3 miles to the south and Uxbridge approximately 3 miles to the north. Good road links including the A4, M4, M25, A40 and M40 are all within easy reach. Other large users/institutions close to the site include Brunel University, Hillingdon Hospital and Stockley Business Park that includes many blue chip operators and a championship golf course.

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon: 01895 250111

VENDORS SOLICITORS

Mrs E Craig
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100 Wembley Park Drive
Wembley
Middlesex HA9 8HR
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VIEWING TIMES

By appointment through the Auctioneers.