

Lot 7

Land To Rear Of 57/59A Exmouth Road, Ruislip HA4 0UN
GUIDE PRICE: £200,000 PLUS



Illustration only

DEVELOPMENT SITE WITH PLANNING GRANTED FOR A DETACHED HOUSE

This freehold development opportunity consists of a predominantly rectangular site of approximately 0.049 acres (0.02 hectares). The site is situated to the rear of Exmouth Road and fronts onto Shaldon Drive within a popular residential district. The area is served by South Ruislip Central Line and Ruislip Manor Piccadilly Stations, as well as being within easy reach of excellent shopping facilities and main roads, such as the A40 and M25. The site currently benefits from planning permission to erect an attractive detached residential dwelling and this has been granted under planning reference 16124/APP/2015/11. Whilst the permission has been granted for a two bedroom unit, the

plans show the main bedroom to be a double aspect room and the Auctioneers opinion is that a three bedroom residence could be made by adapting the internal layout. This would of course be subject to any permission that may be required and any intending purchaser should make their own enquiries in this regard. The site is sold with the benefit of full vacant possession and will be of interest to developers and self-build owner/occupiers. The plans are available for inspection at the offices of the Auctioneers.



ACCOMMODATION

Site area approximately 0.049 acres (0.02 hectares)

TENURE

Freehold

LOCAL AUTHORITY

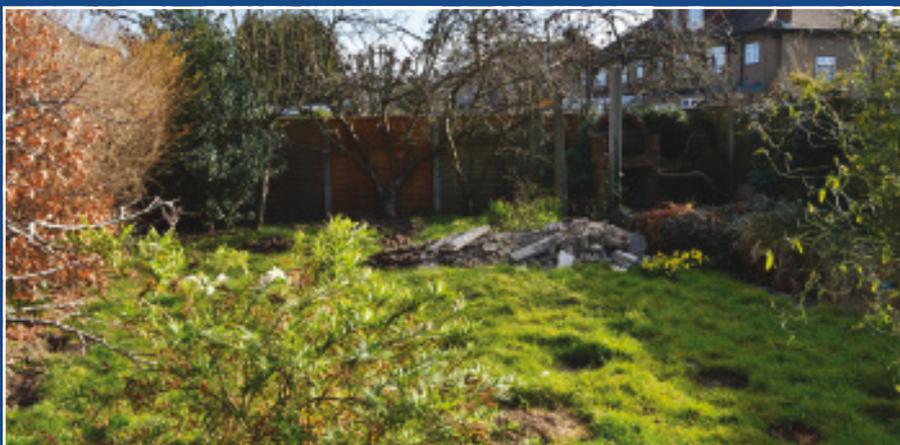
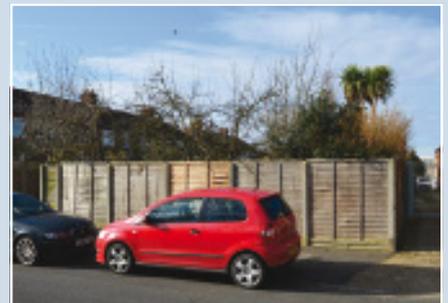
London Borough of Hillingdon 01895 250111

VIEWING

By appointment through the Auctioneers

JOINT AUCTIONEERS

Cameron Group, 115 Station Road, West Drayton, Middlesex UB7 7LT 01895 444434



STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID