

274–276 Church Road, Northolt, Middlesex UB5 5AW

**Guide Price £1,850,000\***

**PAIR OF SEMI DETACHED HOUSES ON PLOT WITH PLANNING TO DEMOLISH AND ERECT 16 FLATS**



This freehold site, that sits adjacent to the A40 with easy access to London and the Midlands, comprises a pair of semi-detached houses. Northolt Central Line Station is approximately one mile distant and Uxbridge, Greenford, Hayes and Ealing with shops and stations are all within easy reach. The site has been granted planning permission with Section 106 conditions for the construction of a four storey building (including accommodation in a mansard roof) containing 16 self-contained flats with associated car parking, amenity space, landscaping, cycle storage and refuse storage provision; and formation of a vehicle crossover (following demolition of a pair of two residential dwellings). Full details of the planning can be found within the legal pack. The planning for this development consists of 8 x one bedroom units, 6 x two bedroom units and 2 x spacious studios. The site is sold with the benefit of this planning permission and will be of interest to developers.

**ACCOMMODATION**

Pair of semi detached houses on overall site area of approximately 11,987sf (0.275 acres)

**TENURE**

Freehold



**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 0208 825 5000 Both Houses Council Tax Band D

**VIEWING TIMES**

External viewing only – please be courteous to neighbours

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN