

**LOT  
4****Been in the same family ownership for over 20 years. First Time on the market with Planning Permission.****Former Builders Yard, 45-47 Bridge Avenue, Hanwell W7 3GW****Guide Price £290,000\*****BUILDERS YARD & OFFICE WITH BENEFIT OF GRANTED P/P FOR 4 BEDROOM  
2482 SF DETACHED HOUSE**GROUND FLOOR PLAN  
87.87m<sup>2</sup> (1000)FIRST FLOOR PLAN  
84.90m<sup>2</sup> (988)

The site is located in a tree lined residential road within a mile of Hanwell Station and within easy reach of Ealing Broadway with its multiple shopping and travel facilities. The site has valuable existing use as an office/builders yard and also has the benefit of two planning permissions giving the opportunity to construct an approx. 2500ft<sup>2</sup> Detached house, comprising of 4 bedrooms, 4 bathrooms, lounge, study, kitchen and dining area, as well as external amenity space and off-street parking. Permission Granted by Ealing Council on 1st November 2021 (Ref: APP/A5270/W/21/3274733) for change of use from builders yard (B8) and construction of a two storey detached 3 bedroom house. Further Permission Granted on 31st January 2022 (Ref: 220125NMA) for attic floor space to be used bedroom and bathroom and insertion of two rooflights on rear. Details of the planning can be found within the legal pack. This site is sold with vacant possession and will be of interest to self-build home owners, developers and builders.

**ACCOMMODATION**

The Portacabin Office with WC/Basin (included within the sale) features carpet throughout, and the office is being left with the desks included. Overall internal dimensions of the Portacabin Office are 10m x 3.2m (approx.). The site area is approximately 189.74 sm (0.04 acres).

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 0208 825 5000

**TENURE**

Freehold

**VIEWING TIMES**

Tuesday 23rd August 1pm-1:20pm  
 Tuesday 30th August 1pm-1:20pm  
 Tuesday 6th September 1pm -1:20pm  
 Tuesday 13th September 1pm-1:20pm



FRONT ELEVATION



SECOND FLOOR PLAN

**STARTING BID****FINAL BID****NOTES**
 SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN