

Freehold Development Opportunity

Queen's Park NW6

BECTIVE
- LESLIE MARSH -



Peploe Road, Queen's Park

LONDON NW6

- Proposal to construct a fabulous 4 bedroom home of c. 1,765 sq.ft.
- Detailed planning permission to include private amenity space.
- Close proximity to Queens Park and public transport.
- Rarely available opportunity to create a unique residence.
- For Sale by Private Treaty

Guide Price **£800,000** Freehold Subject to contract

CONTACT US

Viewing strictly by appointment
with Bective Land & New Homes

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Peploe Road, Queen's Park NW6

Description

The existing garages are on Peploe Road with a site area measuring approximately 1,712 sq.ft. The site now benefits from planning permission to demolish the four existing garages and construct a sensational 4 bedroom house of approximately 1,765sq.ft. (with double height space) designed by 3 times RIBA award winning architects VPPR (www.vppr.co.uk). The occupiers of the property can apply for parking permits.

The Opportunity

This Freehold development site presents a unique opportunity to implement a thoughtful and inspired planning permission under the guidance of a RIBA award-winning architect. A relatively simple build programme would result in stunning private home of predominantly lateral space with private outside areas. Appraisal of the site has revealed strong profit margins which could further be enhanced over time by the development of the site by an owner-occupier.

Planning

The site was granted planning permission under application number 17/1139 for the demolition of four existing garages and erection of a 4-bedroom dwelling house set at ground and basement level, with associated on-street car parking, cycle parking, bin stores, landscaping and amenity space.

The site is liable for a Mayoral CIL and Brent CIL of approximately £8,585.

Price & Tenure

Guide Price £800,000 Freehold

VAT

We understand that the property is not elected for VAT.

Location

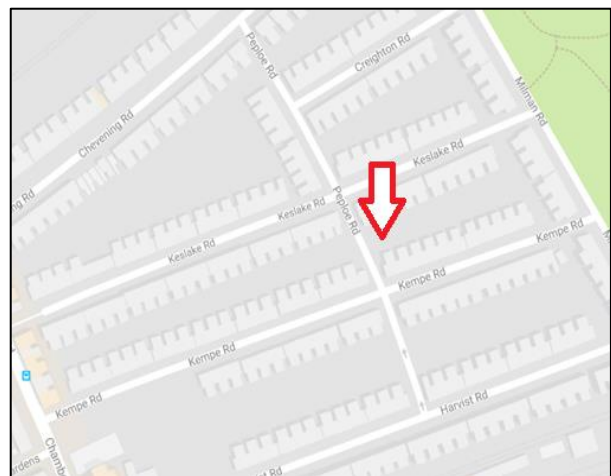
The site is located in Queens Park, North West London within the London Borough of Brent. Peploe Road is in a desired location approximately 200 yards from Queens Park on a quiet residential street, offering tennis courts,

pitch-and-putt, children's playground and a café. A short walk through the park leads to one of the best farmers markets in London, which takes place every Saturday.

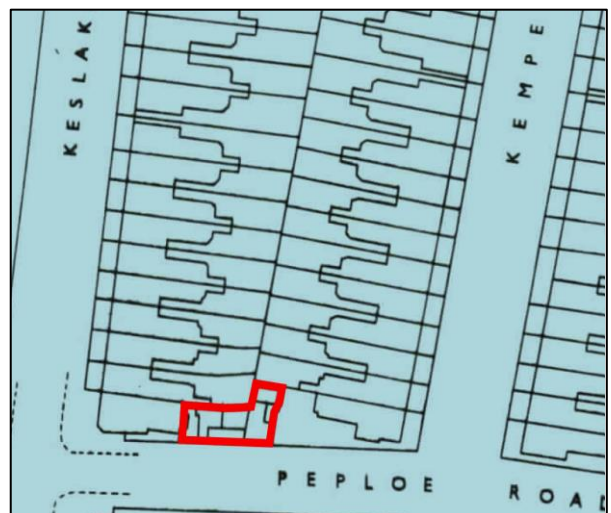
The site is nearby to the main high streets of Salusbury Road and Chamberlayne Road, both offering independent shops, cafes and restaurants.

There are several good primary schools within half a mile of the site and it is within the catchment area for Queens Park Community School and Marylebone Boys School.

Location Map



Title Plan



Further Information & Viewing

All requests for further information to include all planning documents and viewings should be made

through the sole agents, Bective Leslie Marsh
Residential Developments & Investments.

Peplow Road, Queen's Park NW6

Artist Impression

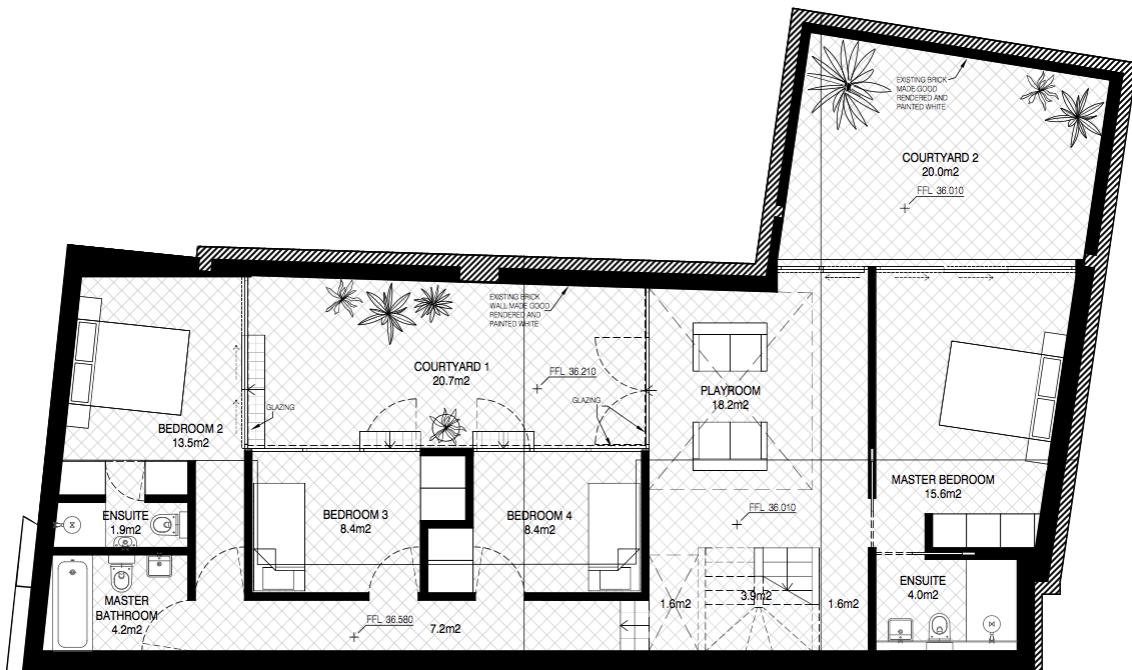


Artist Impression

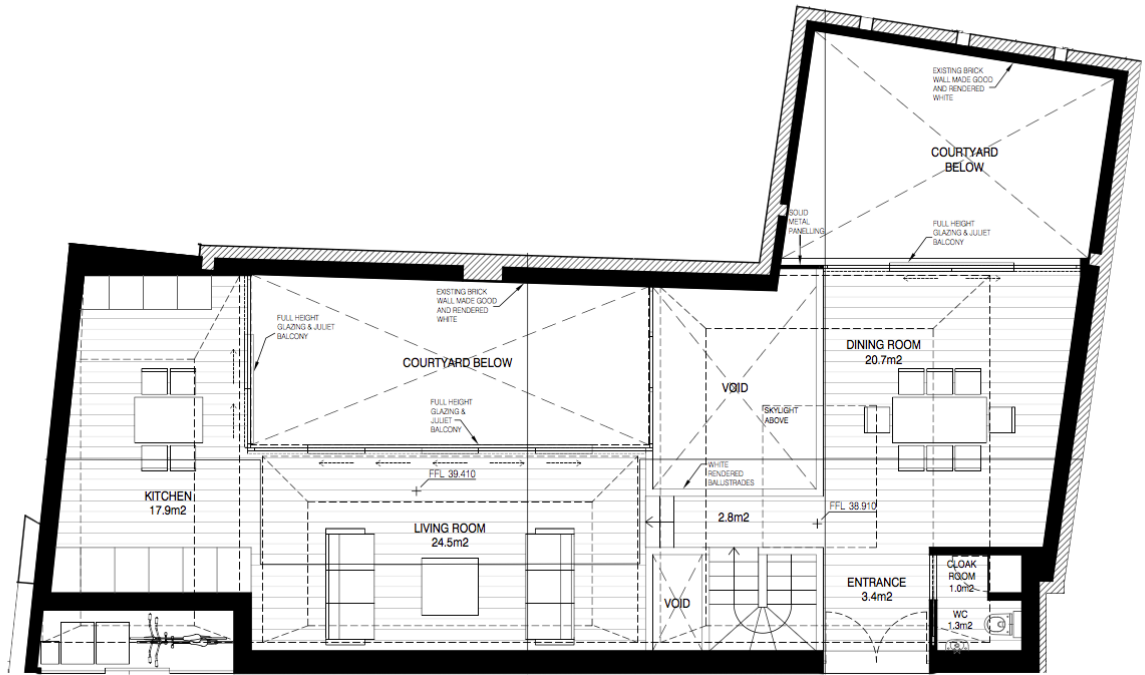


Peploe Road, Queen's Park NW6

Proposed Floorplan



Lower Ground



Upper Ground

Schedule

Floor	M ₂	FT ₂
Lower Ground	89	958
Upper Ground	75	807
	164	1765