



*CGI For illustration purposes only



LAND ADJACENT TO 84 WHITTON ROAD

Hounslow, Greater London

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- Offers in the Region of £1,200,000
- Postcode: TW3 2DF
- Site Extends to Approx 0.11 Acres
- Unconditional Offers Sought
- Fantastic Commuter Location

DESCRIPTION

Taylor Land is delighted to bring to the market this prime development site located in the London Borough of Hounslow, a stone's throw away from the Town Centre and Train Station.

Previously used as a car park, this site extends to 0.11 Acres (sts) and is located on a generous corner plot between Whitton Road and Heath Road.

This parcel of land is for sale on an unconditional basis with offers sought **in the region of £1,200,000.**

All offers are to be submitted in writing to Taylor Land Limited. Preference will be given to parties that demonstrate they have undertaken full analysis of the site.



*Title Plan

LOCATION & CONNECTIONS

Hounslow is one of the capital's most diverse boroughs, combining modern housing estates, quiet suburbs, green belt villages and bustling cosmopolitan districts such as Chiswick.

The borough is one of London's most vibrant locations for business, due to its excellent transport links and proximity to Heathrow Airport. The A4 and M4 run through the borough as well as eight London Underground stations and seven mainline railway stations. Hounslow Railway Station is located a mere 2 minute walk from the site with just town centre a 3-4 minute walk away.

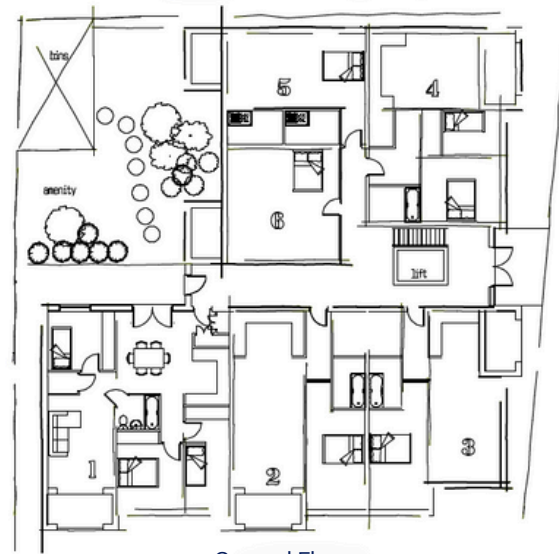
FEASIBILITY STUDY & PLANNING HISTORY



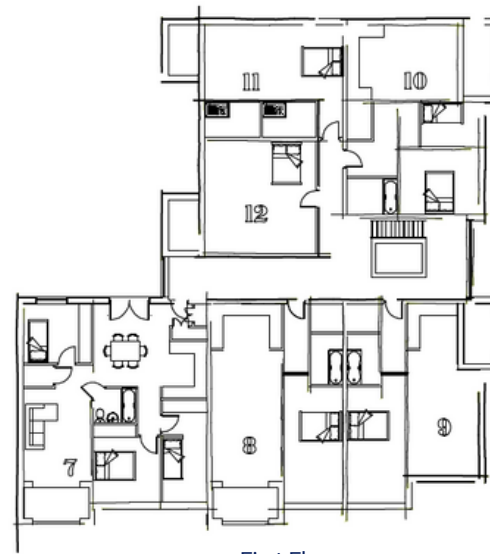
Whitton Road Front Elevation



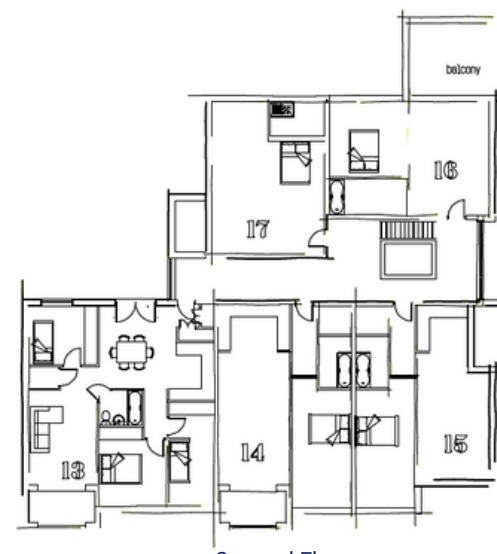
Heath Road Front Elevation



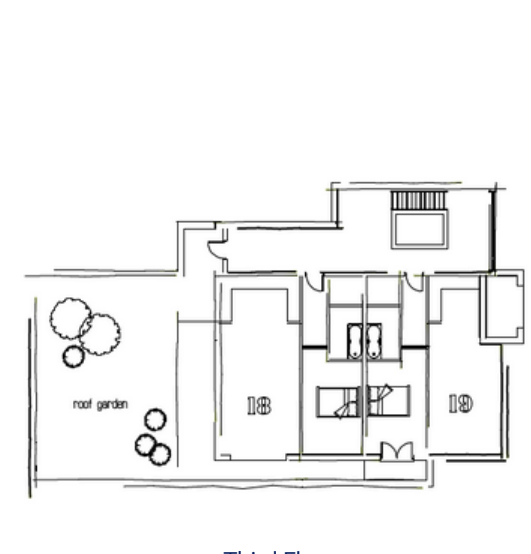
Ground Floor



First Floor



Second Floor



Third Floor

*Feasibility drawings for indicative purposes only

FEASIBILITY STUDY:

This recent feasibility study (pictured above) shows a 4/5 storey, 19 unit apartment scheme has received a positive reaction from council

PLANNING HISTORY:

- **January 2012:** Planning achieved for 4x3 bedroom houses (ref; P/2010/1248)
- **June 2015:** Planning achieved for 4x3 bed houses (ref; P/2015/0443)
- **June 2020:** Application for a 4/5 storey, 15 unit scheme withdrawn (ref; P/2020/1293)

IMPORTANT INFORMATION

TENURE: Freehold

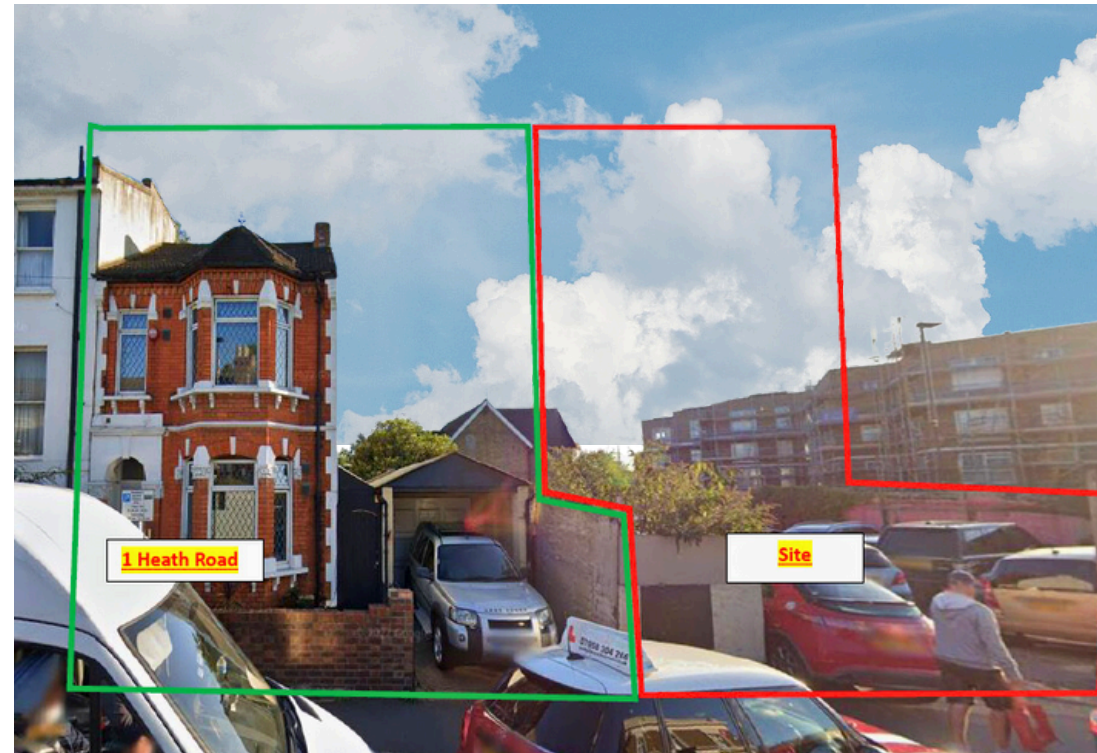
PRICE: Guide Price £1,200,000

VAT: Not subject to VAT

PURCHASER NOTICE: The vendor, in their absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money and shall not be for a sum calculable by reference to another bid

NEW HOMES: Taylor Made New Homes are to be retained for the sale of the new unit. For advice on resales please contact the New Homes team on **01234 302043**

VIEWINGS: By appointment only via selling agents Taylor Land



Misrepresentation Act / Misdescription Act: Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that: These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors of their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis 2023

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