

17

Hartington Road

CHISWICK W4

SINGLE UNIT DEVELOPMENT WITH THAMES RIVER FRONTAGE & 1 ACRE GARDEN

FOR SALE

17 HARTINGTON ROAD

A remarkable Thames-side development opportunity



CHISWICK
STAITHE



RIVER THAMES

17 HARTINGTON ROAD

CHISWICK STAITH

HARTINGTON ROAD

Consented development opportunity with additional value add potential



One of the **largest gardens in Chiswick** of approximately **1 acre**



Potential to create a **bespoke design and build product** with planning permission granted for a **7,000 sq ft house**



Guide price: **OIEO £5.5m**



17 HARTINGTON ROAD



Location

Hartington Road runs from north to south on the northern bank of the River Thames. The road is characterised by large detached houses, some with swimming pools and tennis courts and large half-acre gardens. Premiums are afforded to the properties on the western side of the road with direct river frontage to the Thames. The road connects with Chiswick Bridge to the south – a route out of London via the A316 joining with the M3 – offering direct links to the south coast.

Transport

Chiswick is well served by network rail and TFL. Chiswick station, a ten-minute walk from the property, offers services into Waterloo directly in 25 minutes with 4 trains every hour.

Gunnersbury underground is approximately 1.3 miles to the north (8 mins drive) providing District Line services into central London and the City.

Multiple bus routes run on the roads running parallel to the site. Key destinations include Chiswick town centre taking approximately 5 minutes and Shepherd's Bush in circa 25 minutes.



CHISWICK

PUTNEY
8 MINS

CLAPHAM JUNCTION
14 MINS

VAUXHALL
20 MINS

LONDON WATERLOO
25 MINS

17 HARTINGTON ROAD



Description

The Property comprises a large detached single-family dwelling on the southern end of Hartington Road. The house was built in the Victorian era – circa 1880 and is currently broken up providing a large house and 1st and 2nd floor apartment, both, joint and individually accessed with separate utility supplies. The sale demise offers one of the largest private gardens in Chiswick of circa 1 acre. The property rises from ground, first and second floors and sits predominantly on a rectangular plot of land.

The garden directly abuts the River Thames with over 90 ft of river frontage as well as its own private stepped access down to the river bank. The existing house is 4,012 sq ft GIA including the detached garage.

Planning permission has been obtained to convert the property and extend through a series of ground and 1st floor extensions including a large basement creating a 7,000 sq ft, 5 bedroom family home.



17 HARTINGTON ROAD

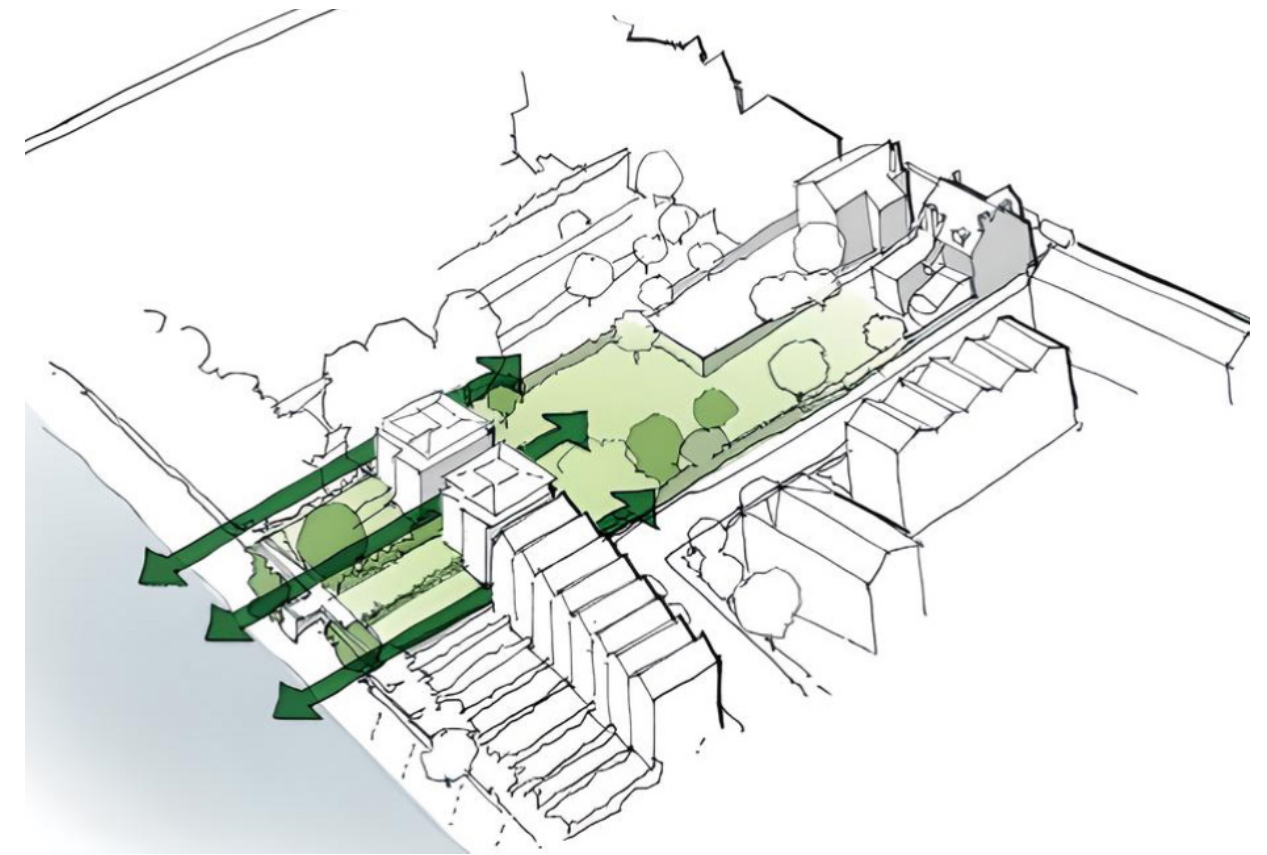
Planning history

Planning consent for a multiple dwelling scheme was attempted in the past, looking to see a continuation of the row of river fronting houses on Chiswick Staithe along the rear of the garden at 17 Hartington Road. The proposed scheme was recommended for approval by the local authority at, however, members voted against at planning committee.

Planning Permission Ref: P/2021/2827 for the construction of 4 x private houses was refused at appeal by the planning inspectorate in September 2023.

This refused application contained a proposal net saleable area of circa. 14,000 sq ft (NSA). Details of the reasons for refusal and pre application response from LB Hounslow can be found on the property dataroom.

Subsequent to the appeal dismissal, no further discussions were had with Hounslow to reduce the size of the scheme or to reach a compromise in submitting an application with design amendments.



17 HARTINGTON ROAD

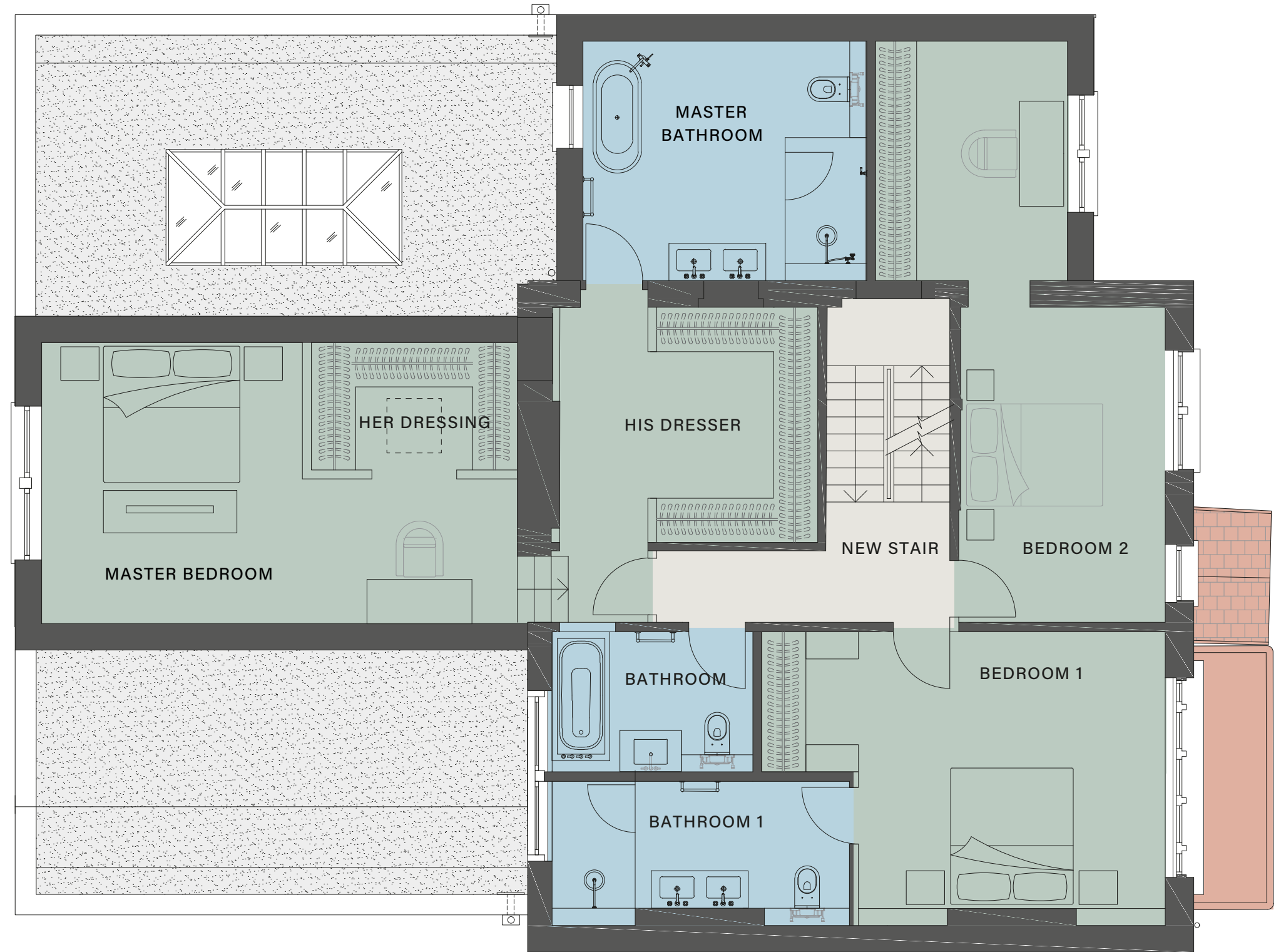
Planning Permission

The property benefits from planning permission to almost double the size of the existing building fronting Hartington Road. Planning permission Ref: P/2024/0408 was approved under delegated powers for the "Erection of a roof extension including a part front roof extension with one roof window, a two storey side and part two storey rear extension, a single storey rear extension and creation of a basement, following demolition of the existing side and side and rear extension to the house". RIBA Stage 3a Architectural & Structural Drawings and a cost plan has been produced for the planning consent which is available on request.

The proposed single unit measures just over 7,000 sq ft (NSA) with 5 bedrooms and 5 bathrooms, making it the largest single unit on the Hartington Road, with the largest garden.

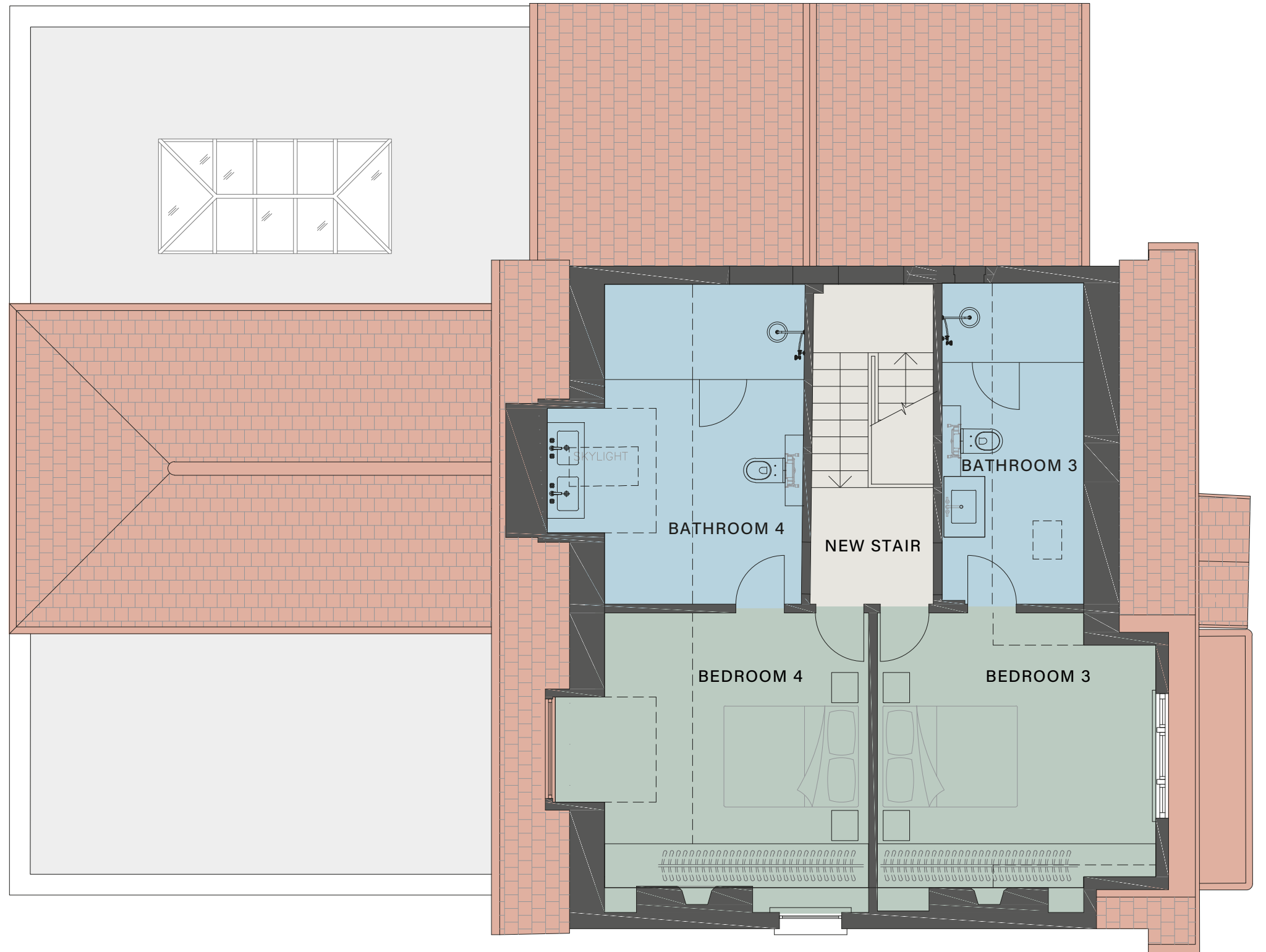
Ground floor





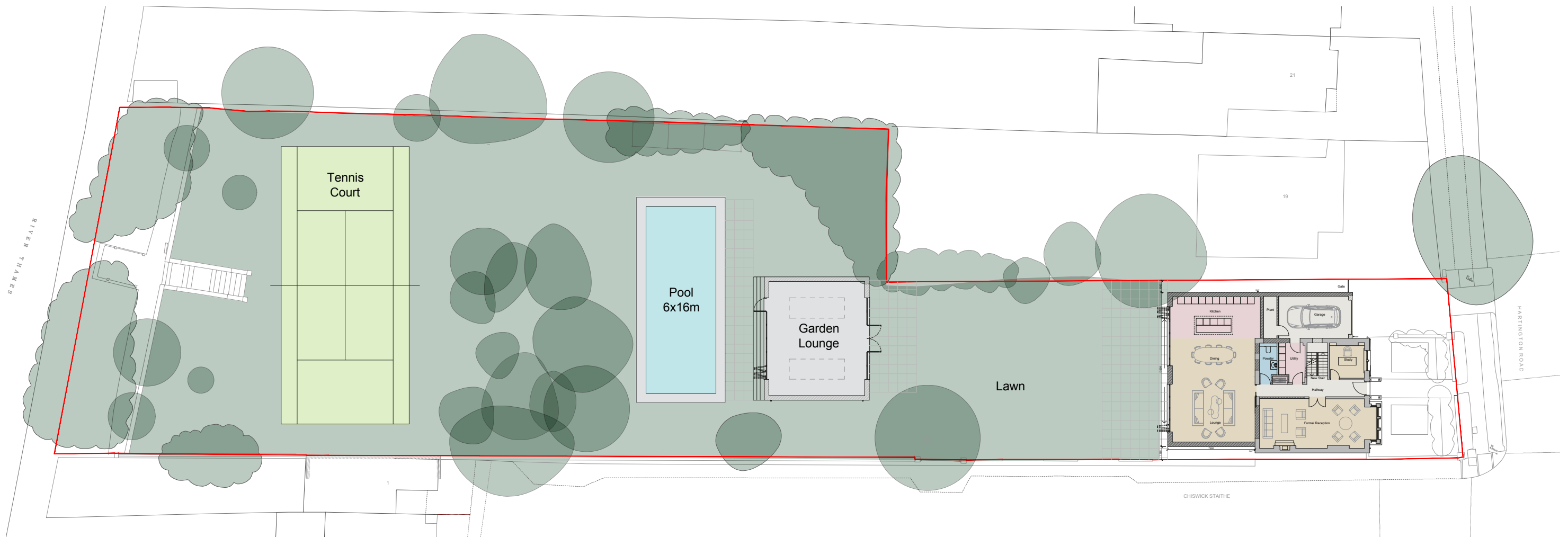
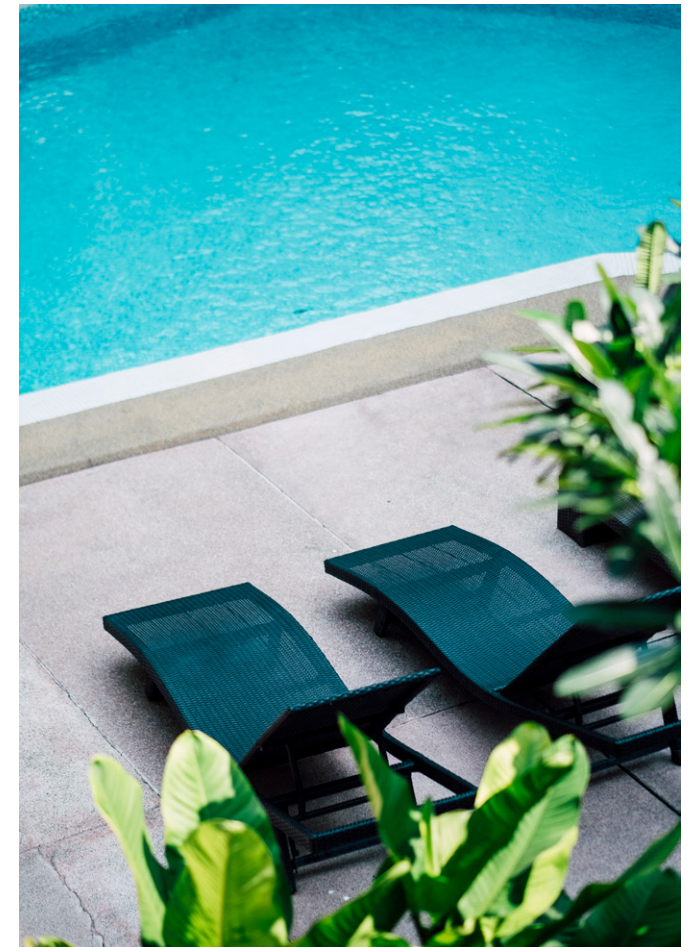
First floor

Second floor



Scheme Enhancements & Design Possibilities

A number of the houses on Hartington Road have private swimming pools, pool houses and tennis courts. With the garden large enough to accommodate all of these amenities, architects have drawn up sketches showing the inclusion of these features – there is also the possibility of outbuildings which would match the neighbouring properties. These features are not consented but advice has been taken which has been met favourably. The proposed plan is available on request.





17 HARTINGTON ROAD

Cost Plan & Design

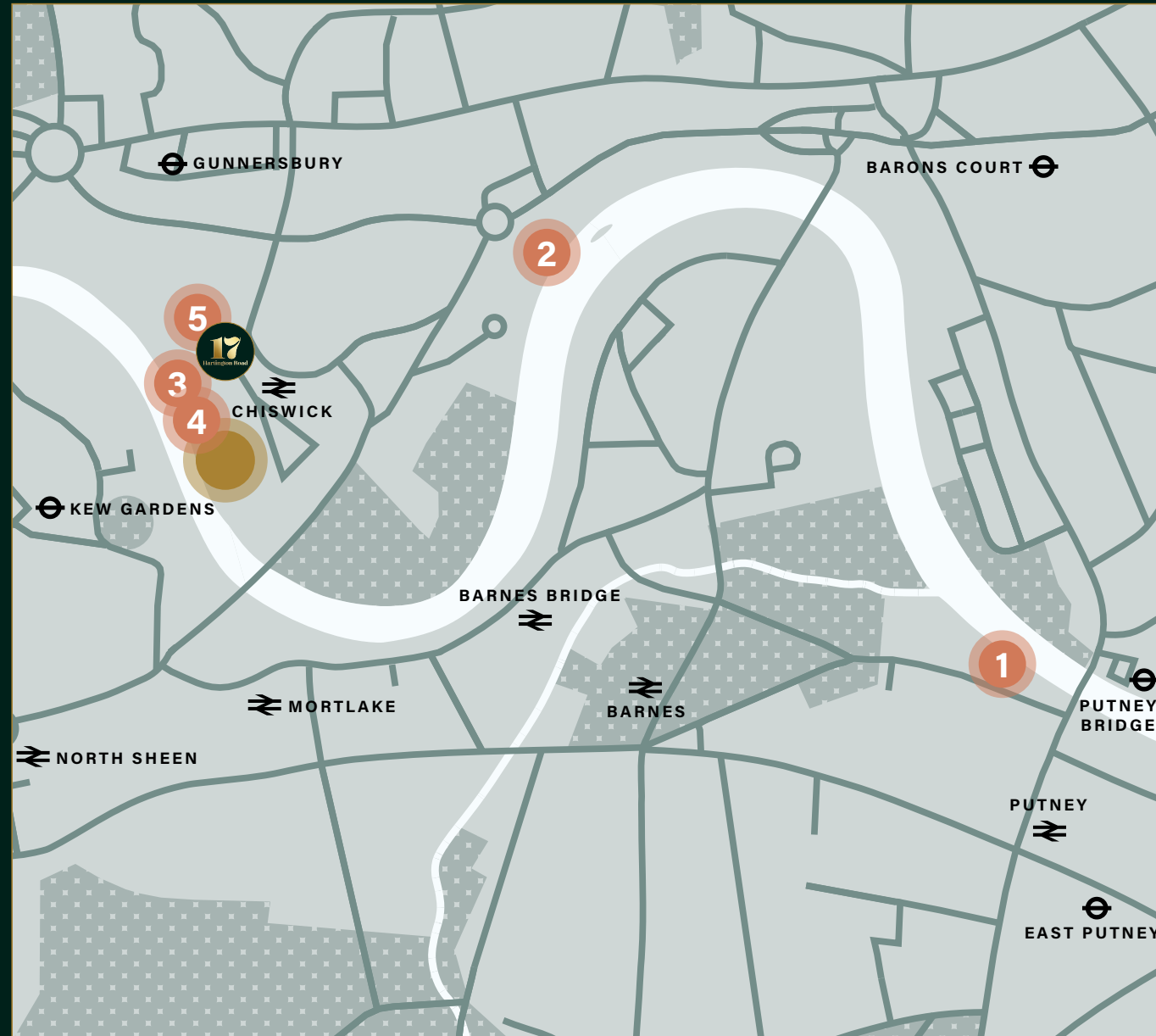
The vendor operates as an award winning contractor on bespoke Multi & single unit housing developments in premium locations in Prime Central London and Surrey. Should an end user require a turnkey solution, our client has expressed their interest in acting as the contractor for the consented scheme. A cost plan has been produced including all interior Design and is available on request.

This opportunity provides efficiencies in delivery for an end user comprising of reduced SDTL at entry versus at completion, ability to design the interiors to their own personalised specification & only 5% VAT on construction.

Local Comparables

River Fronted Residential Comparables

A number of units on Hartington Road have sold in recent years which assist with pricing the proposed consent.



1. 4 RUVIGNY GARDENS, LONDON, PUTNEY SW15

Price:	£2,800,000
Size:	1,964 sq ft
£psf:	£1,426
Date:	April 2024

5 bed 5 bathrooms. Putney river fronted home. Poor condition internally and in need of refurbishment. Small garden with just a patio and no direct Thames access with public embankment in between front of demise and water.



2. CHURCH STREET, CHISWICK MALL, W4

Price:	£3,500,000
Size:	2,334 sq ft
£psf:	£1,499
Date:	Jan 2024

4 bed 5 bathrooms. Private gated driveway. Tired interior albeit designed by world famous architect originally. Views over the river from top floor.



3. 61 HARTINGTON ROAD, CHISWICK W4

Price:	£8,000,000
Size:	6,017 sq ft
£psf:	£1,329
Date:	Jan 2021

5 bed 6 bathrooms. Dated interior and smaller garden. Large swimming pool to the rear with landscaping.



4. 29 HARTINGTON ROAD, CHISWICK W4

Price:	£4,200,000
Size:	3,403 sq ft
£psf:	£1,234
Date:	April 2021

5 bed 5 bathroom. Excellent condition internally but not refurbished. Narrow garden.



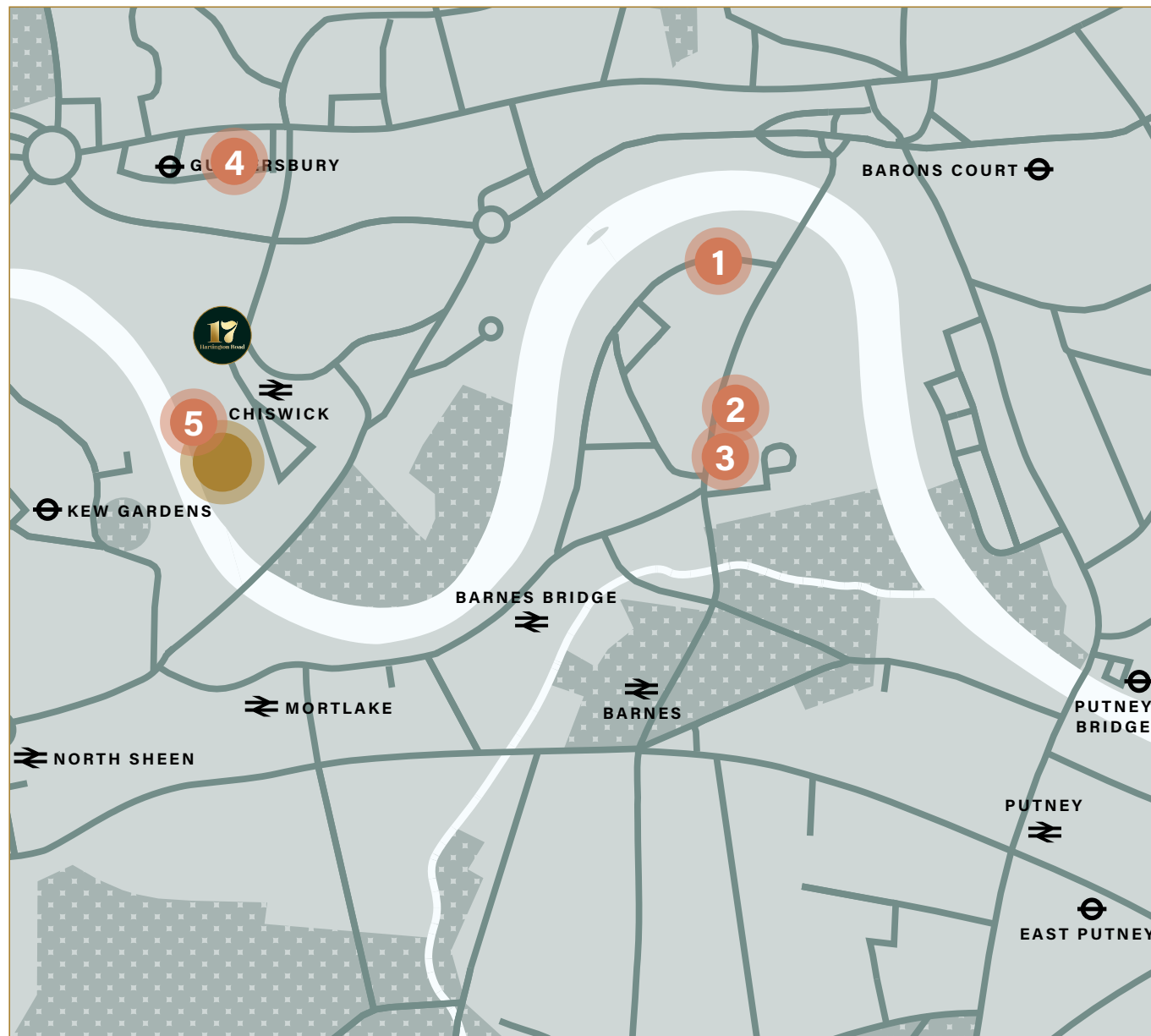
5. 23 HARTINGTON ROAD, CHISWICK W4

Price:	£4,750,000
Size:	3,822 sq ft
£psf:	£1,242
Date:	July 2024

6 bedrooms and 3 bathrooms - with a smaller un landscaped garden and in need of refurbishment.

Local Comparables

Refurbished Large Houses in SW London



1. 37 LONSDALE ROAD, BARNES, LONDON SW13

Price: £9,900,000
Size: 5,974 sq ft
£psf: £1,657
Date: March 2022

9 bed 7 bathrooms. Newly refurbished to an exceptional standard by well known designers. Small garden without river frontage in an arguably less desirable.



2. 38 CASTELNAU, BARNES, LONDON SW13

Price: £8,850,000
Size: 5,852 sq ft
£psf: £1,512
Date: May 2022

6 beds 6 bathrooms. Excellently refurbished period Victorian conversion. Landscaped garden.



3. 16 CASTELNAU, BARNES, LONDON SW13

Price: £8,250,000
Size: 5,524 sq ft
£psf: £1,493
Date: April 2024

10 bed 8 bathrooms. Pre-owned specification in need of refurbishment. Large garden to rear.



4. 32 BURLINGTON ROAD, GUNNERSBURY, CHISWICK W4

Price: £4,800,000
Size: 3,759 sq ft
£psf: £1,351
Date: Aug 2022

6 bed 3 bathrooms. New build development of a single house split into two semi detached houses. Finished to a high standard. In the less desirable area of Gunnersbury.



5. 39 HARTINGTON ROAD, CHISWICK W4 (NO RIVER FRONTAGE)

Price: £3,500,000
Size: 2,865 sq ft
£psf: £1,221
Date: March 2020

6 bed 7 bathroom. Refurbished to moderate standard and sold post development. No river frontage and on the end of the road on a busy junction. End of terrace.

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Hartington Road

VAT & Sale Format

The property is not elected for VAT and is owned with a UK shell SPV, meaning that a corporate sale is possible.

Further Information

Additional information relating to the planning permission, surveys and legal information is available via the property dataroom; www.17hartingtonroad.com

Guide Price

Unconditional offers invited for the freehold interest - OIEO £5.5m

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