

Shaw & Co
ESTATE AGENTS

ASKING PRICE

£1,625,000

Staines Road

Hounslow, TW4 5AR

PROPERTY SUMMARY

Rare opportunity to acquire a freehold parcel of land benefiting from approved planning permission for the construction of an impressive four-storey mixed-use development.

The proposed scheme comprises a substantial ground-floor commercial unit, alongside eight generously proportioned residential apartments, including 5 x 2 bedroom flats and 3 x 3 bedroom split-level flats. All apartments benefit from private balconies, offering additional outdoor space.

The site further benefits from existing connections to all mains services & pre-commencement conditions discharged, providing an added cost-effective advantage and helping to streamline the development process.

Occupying a prominent corner position on Staines Road, Hounslow, the property enjoys excellent visibility and accessibility. The location is well served by local bus routes providing connections to Hounslow High Street and Heathrow Airport. A range of local amenities, Hounslow West Underground Station and Hounslow Heath Park are all within walking distance.

Planning Reference: PL/2022/3767 (Planning Implemented)

Site Area - 7231 sqft
GIA - 7380 sqft
CIL - £122,536
-Pre commencement conditions discharged scl-land

null

null

null








20
ZONE
Shaw
&Co


Commercial Refuse
Residential Refuse
Cycles (16 spaces)
Communal Space
64m2
Covered Entrance
visitor's cycle stands (1 spaces)
Circulation
Residential Entrance
Riser
Air Source pumps in enclosure
Store
Store
staff cycle store
Disable / WC
Kitchen
kitchen / Store
Partially Covered Beer Garden
102m2
(excluding planting buffer)
Reprovided Public House
160m2 Ground floor
visitor's cycle stands (8 spaces)


3 bed 5 person
duplex apartment
69m2 Lower
Circulation
Riser
2 bed 4 person
apartment
72m2
2 bed 4 person
apartment
76m2


2 bed 3 person
apartment
68m2
Circulation
Riser
2 bed 3 person
Accesible
Apartment
72m2
2 bed 4 person
apartment
78m2

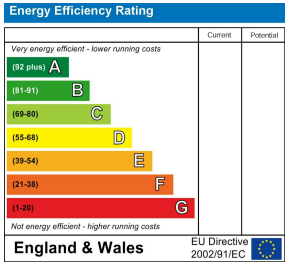


LOCAL AUTHORITY
Hounslow

TENURE
Freehold

COUNCIL TAX BAND
New Build

VIEWINGS
By prior appointment only





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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