

Rolfe East



Creffield Road, Ealing, London, W5

£5,250,000

- Rare Development Opportunity!
- Prime Location
- Eight unit scheme with planning also available for £5,775,000 (stc)
- Please contact Rolfe East on 0208 579 4080 for full information
- Planning Approved for 7 Residential Units
- Land to Rear of 5 Creffield Road
- CIL and s106 agreements in place

A very rare opportunity to acquire land for a new gated residential development with planning for seven houses situated in a thriving community in Ealing Common close to excellent transport links including various bus routes, and Ealing Broadway station which is a major single level interchange station served by London Underground, the Elizabeth line, and Great Western Mainline (GWR).

Ealing, known as the 'Queen of the Suburbs' since Victorian times when it was a semi-rural retreat for wealthy Londoners, still maintains that mix of busy city life and green spaces to relax, making it an excellent destination for visitors exploring the local community, shopping, and enjoying a great meal.

The planning is as follows: construction of 7 two stories with habitable loft space, dwelling houses with associated parking, cycle storage and refuse storage provision. This is a ready to go opportunity, with all plans and permissions granted, and potential to improve on the current approved plans.

Please do call Rolfe East on 020 8579 4080 for more information. Viewings are strictly by appointment only.





**Five Bedroom House @
232m² GIA**

M4 (3) Wheelchair Adaptable
Dwelling

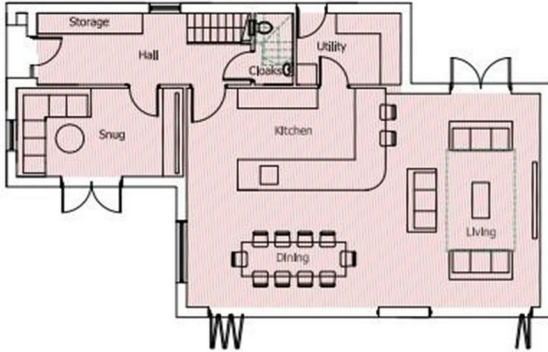
Land to rear of
5 Creffield Road,
Ealing W5 3HP

**PLOT 7 :
PROPOSED FLOOR PLANS**

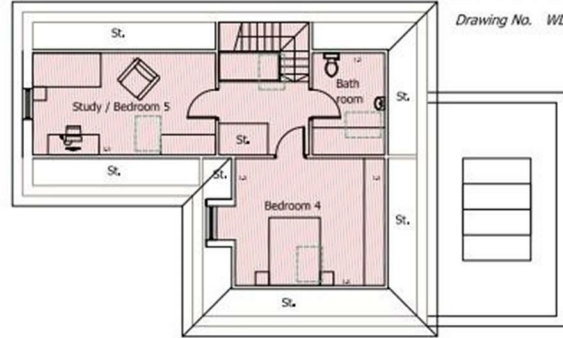
Scale 1:100 at A3

Drawing No. WDN / P24 / 08

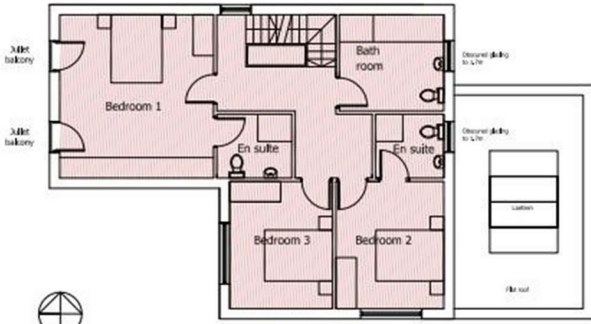
GROUND



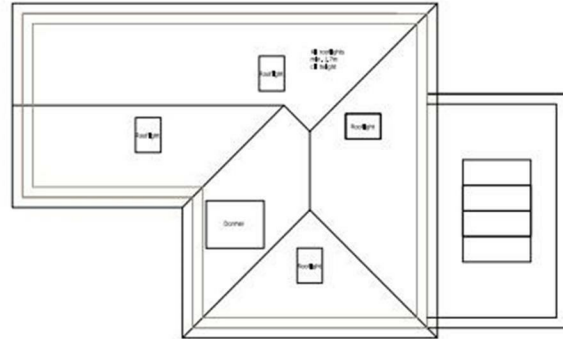
SECOND



FIRST



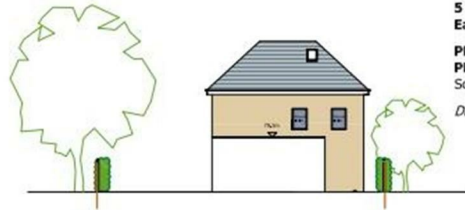
ROOF



- Materials:
- Yellow stock brickwork
- Grey slate roofing to match Galscombe Mews
- Timber windows and doors
- Painted metal railings
- Glass balustrade to first floor roof terrace
- Discontinued privacy screens
- Fencing / driveway
- Formal pine / hardwood permeable paving
- White painted render to Plot 7 single storey element
- Lead clad dormer window



WEST ELEVATION



EAST ELEVATION

Land to rear of
5 Creffield Road,
Ealing W5 3HP

**PLOT 7 :
PROPOSED ELEVATIONS**

Scale 1:200 at A3

Drawing No. WDN / P24 / 11

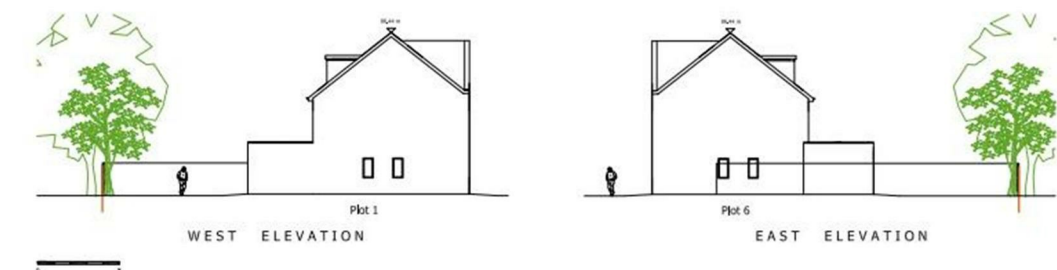


SOUTH ELEVATION



NORTH ELEVATION





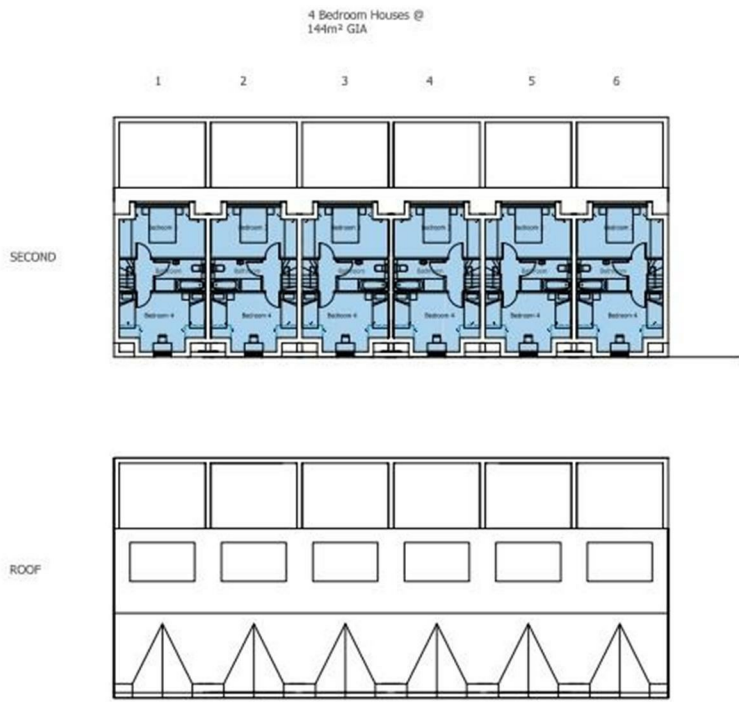
MATERIALS

- Yellow stock brickwork
- Grey slate roofing to match Gatcombe Mevs
- Timber windows and doors (Painted grey)
- Black painted metal railings
- Roofing / drainage: Terracotta / lead/flow / galvanneal paving
- White painted render to Plot 7 single storey elements

Land to rear of
5 Creffield Road,
Ealing W5 3HP

**PLOTS 1-6:
PROPOSED ELEVATIONS**
Scale 1:200 at A3

Drawing No. WDN / P24 / 10

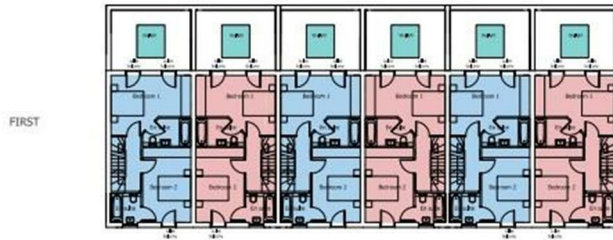


Land to rear of
5 Creffield Road,
Ealing W5 3HP

**PLOTS 1 - 6 :
PROPOSED
SECOND FLOOR AND ROOF PLANS**
Scale 1:200 at A3

Drawing No. WDN / P24 / 07





Land to rear of
5 Creffield Road,
Ealing W5 3HP

PLOTS 1 - 6 :
PROPOSED
GROUND AND FIRST FLOOR PLANS
Scale 1:200 at A3

Drawing No. WDN / P24 / 06



5 Creffield Road, Ealing London W5
GDV of units with existing planning approval.

| Unit | Beds | baths | ft2 | Realistic | cost/ft2 | ft2 | Optimistic | cost/ft2 |
|------|------|-------|-------|-------------|-----------|-------|-------------|-----------|
| 1 | 4 | 3 | 1500 | £1,700,000 | £1,133.33 | 1500 | £1,800,000 | £1,200.00 |
| 2 | 4 | 3 | 1,500 | £1,500,000 | £1,000.00 | 1,500 | £1,650,000 | £1,100.00 |
| 3 | 4 | 3 | 1,500 | £1,500,000 | £1,000.00 | 1,500 | £1,650,000 | £1,100.00 |
| 4 | 4 | 3 | 1,500 | £1,500,000 | £1,000.00 | 1,500 | £1,650,000 | £1,100.00 |
| 5 | 4 | 3 | 1,500 | £1,500,000 | £1,000.00 | 1,500 | £1,650,000 | £1,100.00 |
| 6 | 4 | 3 | 1500 | £1,650,000 | £1,100.00 | 1500 | £1,750,000 | £1,166.67 |
| 7 | 5 | 4 | 2497 | £2,350,000 | £941.13 | 2497 | £2,450,000 | £981.18 |
| | | | | £11,700,000 | £1,024.92 | | £12,600,000 | £1,106.83 |

Note : Does not take into account enhanced values due to potential increase of ground floor areas to units 1 to 6 (by extending further into the garden) and home offices in gardens (subject to pp).



Site area: 0.25 Ha



Land to rear of
5 Creffield Road,
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LOCATION PLAN

Scale 1:1250 at A3

Drawing No. WDN / P24 / 01



Viewings

Viewings by arrangement only.

Call 020 8579 4080 to make an appointment.