

Rolfe East



Creffield Road, Ealing, London, W5

£5,250,000

- Rare Development Opportunity!
- Prime Location
- CIL and s106 agreements in place
- Planning Approved for 7 Residential Units
- Land to Rear of 5 Creffield Road
- Please contact Rolfe East on 0208 579 4080 for full information

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.



0 5

Five Bedroom House @ 232m² GIA

M4 (3) Wheelchair Adaptable
Dwelling

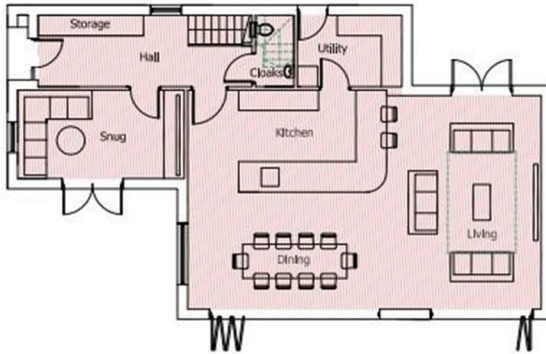
Land to rear of
5 Creffield Road,
Ealing W5 3HP

PLOT 7 : PROPOSED FLOOR PLANS

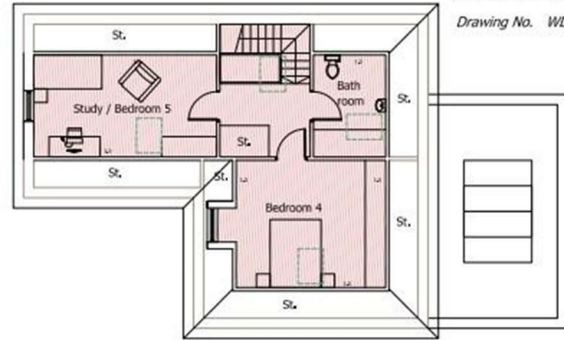
Scale 1:100 at A3

Drawing No. WDN / P24 / 08

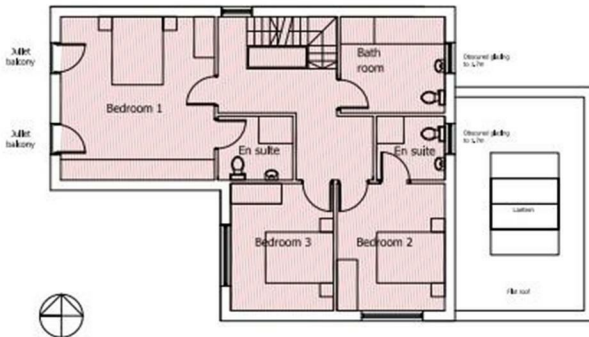
GROUND



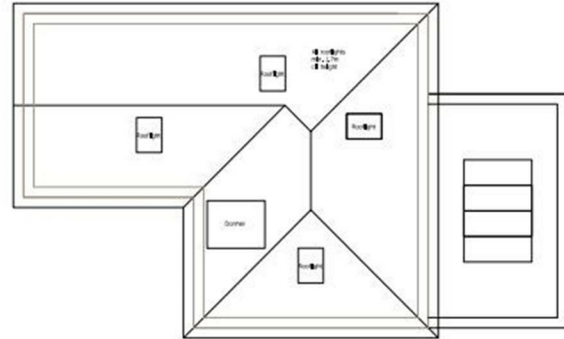
SECOND



FIRST



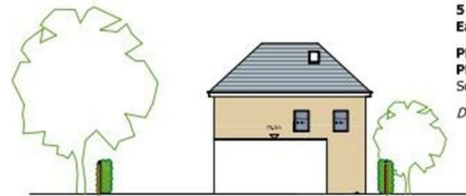
ROOF



- MATERIALS**
- Yellow stock brickwork
 - Grey slate roofing to match Galsworthy House
 - Timber windows and doors
 - Painted metal railings
 - Glass balustrade to first floor roof terrace
 - Discreetly placed privacy screens
 - Paving / driveway
 - Formal 'Apostrophe' permeable paving
 - White painted render to Plot 7 single storey elements
 - 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

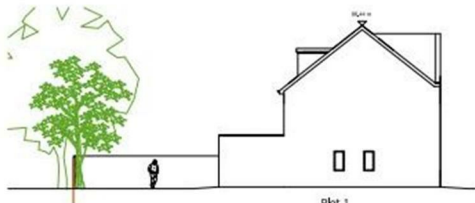
0 5



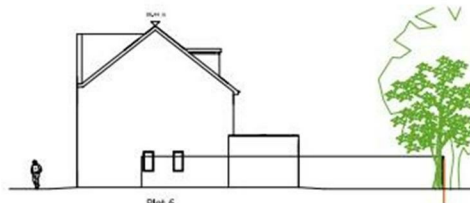
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

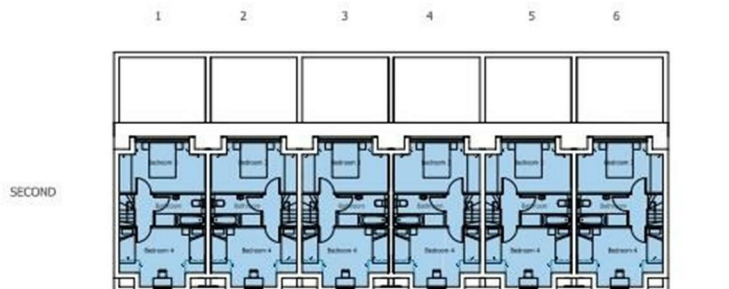
MATERIALS
 Yellow stock brickwork
 Grey slate roofing to match Gatcombe Mews
 Timber windows and doors (Painted grey)
 Black painted metal railings
 Potting / greenways
 Formative 'lipstone' permeable paving
 White painted render to Plot 7 single storey elements

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

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

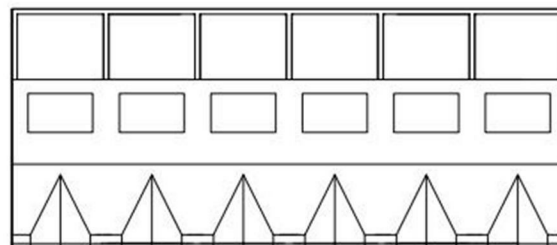
Drawing No. WDN / P24 / 10

4 Bedroom Houses @
 144m² GIA



SECOND

ROOF



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).



0 10 20 30 40 50

Site area: 0.25 Ha

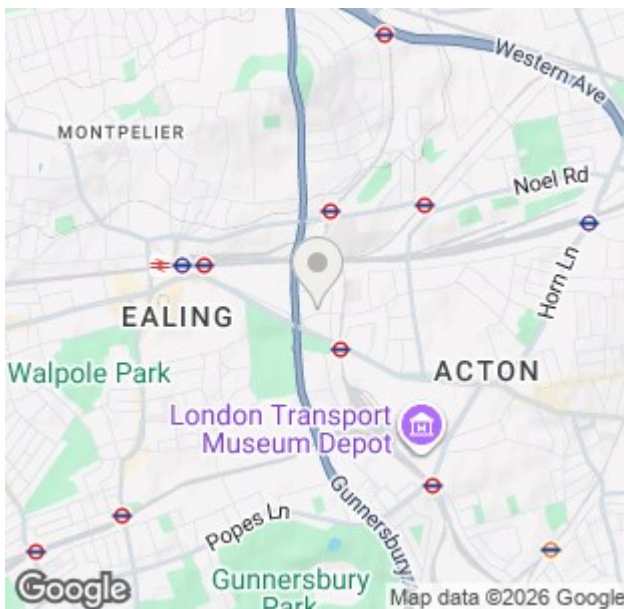


Land to rear of
5 Creffield Road,
Ealing W5 3HP

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.