



Land to the R/O
123 Whitchurch Lane,
Edgware HA8 6NZ



Age Exclusive Residential Development Opportunity with Planning Permission for 6 Bungalows

- Freehold
 - Implemented consent for 6 bungalows
 - Plus-55 scheme
 - Gated development
 - No CIL or 106 contributions
 - Desirable North West London location
 - Offers in excess of £600,000
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Description

The existing site comprises of a vacant piece of land to the rear of 123 Whitchurch Lane with implemented planning permission to construct 6 age exclusive bungalows in 2 single storey blocks with access from Stratton Close. The scheme will comprise 6 x two bedroom units with ample amenity and parking spaces. The site is offered with no CIL or Section 106 contributions.

Location

The site is located in Edgware, North London within the London Borough of Harrow. The Broadwalk Centre is within close proximity offering a large selection of High Street shops. The site is also only a short 5 minute walk away from the picturesque Canons Park with woodland walks, a children's playground and a historic walled garden.

Transport

The site is centrally located, with both Canons Park (Jubilee Line) and Edgware (Northern Line) Station within half a mile. The M1 motorway and A406 are a short drive away.

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Planning Permission

Planning permission was granted under reference P/3720/08 on 26/03/2009 for 6 retirement units in 2 single storey blocks; access to the site will be from Stratton Close.

Buyers note: The permission has been implemented and documentation is available within our further information pack. For all further planning enquiries please contact Harrow Council Planning Department 020 8901 2650

Proposed schedule

Plot	Accommodation	ft ²	M ²
1	Two bedroom, one bathroom	665	62
2	Two bedroom, one bathroom	665	62
3	Two bedroom, one bathroom	665	62
4	Two bedroom, one bathroom	665	62
5	Two bedroom, one bathroom	665	62
6	Two bedroom, one bathroom	714	66
		4039	376

VAT

We understand the property is not elected for VAT.

Viewings

Can be adequately made from the roadside in the first instance.

Terms

Offers in excess of £600,000 for the vacant freehold interest.

Buyers note

The property has been placed in the forthcoming Savills Auction, Tuesday 31st March 2015 at The London Millennium Hotel Grosvenor Square, Mayfair, London, W1K 2HP.

Ariel CGI



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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Floor Plan Plot 1-3



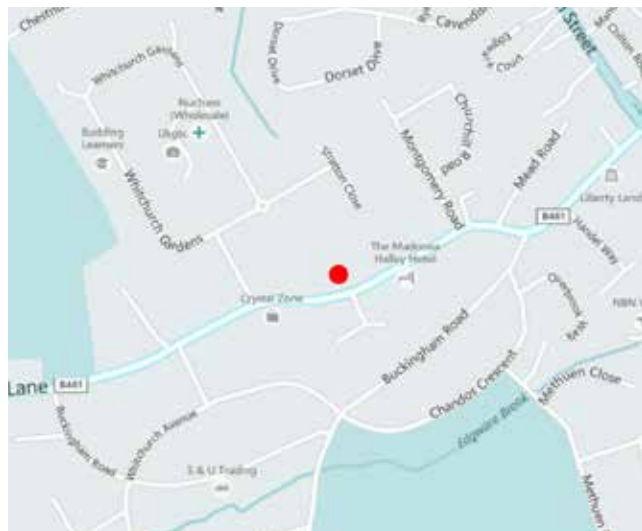
Floor Plan Plot 4-6



Site plan



Location map



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