



Land At 290 Northolt Road South Harrow HA2 8EB



Mixed-Use Development Opportunity

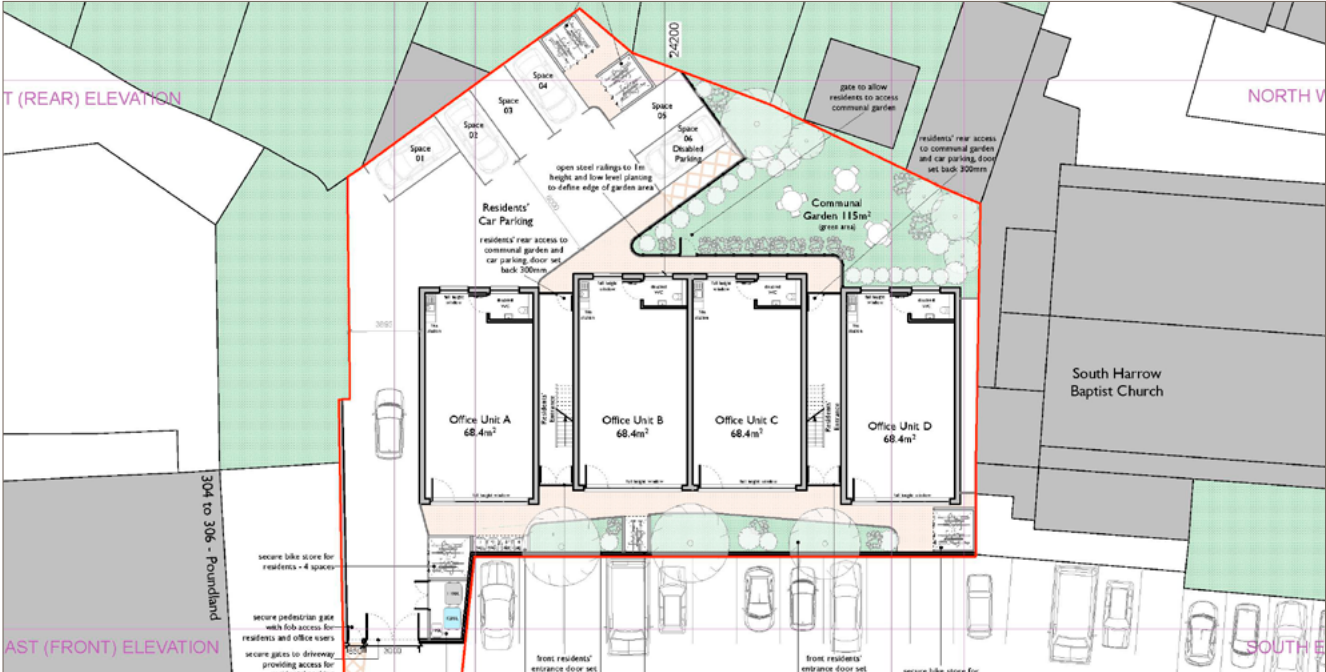
- Rare opportunity to acquire a prominent mixed-use scheme in the heart of Harrow
- Site with planning permission for the redevelopment of the existing building/workshops and the construction of a three storey building comprising of 4 offices on the ground floor and 8 x 2 bedroom flats; bin and cycles stores.
- Total residential accommodation totalling 495.2m²/5,330ft²
- Total commercial accommodation totalling 260m²/2,800ft²
- 6 parking spaces.
- 9 minute walk to South Harrow Station
- Freehold
- Future development potential subject to gaining the necessary planning consents
- Offers in excess of £1,450,000

Description

The site has full planning consent for the demolition of the existing building/workshops and the redevelopment of the site to provide a mixed-use scheme to provide four offices, each totalling 65m²/700ft² each as well as 8 x 2 bedroom flats measuring approximately 62m²/667ft². All the flats are two-bedroom 3 persons based on the provision of one double room and one single bedroom. The flats will be provided by access to the rear and the offices will be served by access at the front. Furthermore, the front will serve as the main entrance for the development, while the rear access will link to the communal area and parking. The proposal would provide spaces for 6 cars/vehicles (including 1 disabled parking space) to park within the site in L-shaped layout at the rear of the building adjacent to the communal garden. The access road from Northolt road is included in the sale, over which some neighbours have a 'right of way'. All vehicles will enter and leave via the existing access serving the site. At the rear of the new dwellings, a communal garden area of approximately 115m² would be laid out.

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Proposed Ground Floor Plan



Proposed First Floor Plan



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Proposed Second Floor Plan



Proposed Roof Plan



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Proposed Residential Schedule

Unit	Type	Beds	GIA (m ²)	GIA (ft ²)
1	Apartment	2	62	667
2	Apartment	2	62	667
3	Apartment	2	62	667
4	Apartment	2	62	667
5	Apartment	2	62	667
6	Apartment	2	62	667
7	Apartment	2	62	667
8	Apartment	2	62	667
Total GIA			496	5,339

Proposed Commercial Schedule

Commercial B1 Use	GIA (m ²)	GIA (ft ²)
Unit 1	65	699.66
Unit 2	65	699.66
Unit 3	65	699.66
Unit 4	65	699.66
Total GIA	260	2,798

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Location

The opportunity lies within South Harrow on the heart of Northolt Road, which can be seen as a strategic position for a mixed-use development opportunity. The site offers great amenities which are all close by such as shops, cafes, bars and restaurants as well as being a five minute drive from Harrow on the Hill. Furthermore, the area offers a great choice of schools such as Harrow School, Whitmore School (700 yards away from the scheme), Nower Hill High School, Grange and Roxeth Primary schools as well as Welldon Park primary school which is a short 250 yards away from the opportunity.

Transport

The scheme benefits from great transport links being a short 9 minute walk from South Harrow Station which sits on the Piccadilly Line. Northolt Park and Chiltern Line Railway station is approximately 600 yards away. Furthermore, The area benefits from a PTAL rating of 4/5. The scheme benefits from bus routes 114, 140, 258, 395, 398, 487, H9/H10, H12, 640

Planning Permission

Planning permission has now been granted under reference; [P/2447/18](#) for the redevelopment to provide a three-storey building comprising of 4 offices and 8 x 2-bedroom flats; parking; bin and cycle stores involving demolition of existing building/workshops.

Site Plan



George Grenfell 01992 660204
george.grenfell@highfield-investments.co.uk

Financial Contributions

The development will be subject to a GLA community infrastructure Levy of £35,808 and a further local CIL requirement of approximately £95,541.29.

Additional Information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Access

The site can initially be viewed from the roadside.

VAT

We have been advised that VAT is not applicable.

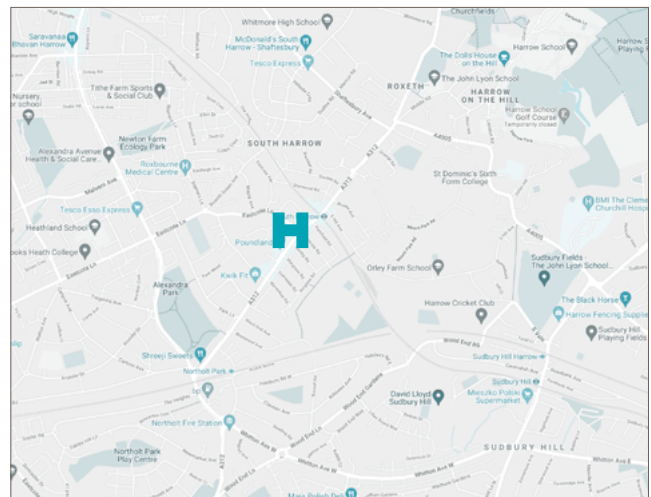
Tenure

Freehold.

Terms

We are inviting offers in excess of £1,450,000.

Area Map



Charles Grenfell 01992 660204
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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.