



Freehold Development Opportunity

Land to the rear of 123-125 Whitchurch Lane, Edgware, HA8 6NZ



H Land to the rear of 123-125 Whitchurch Lane, Edgware, HA8 6NZ

- Freehold Development Opportunity
- Planning permission has been granted for the redevelopment of the site to provide 9 x two-storey (3-bed) dwelling houses.
- Proposed GIA- 945sqm/10,171sqft
- Amenities close by including Lidl, Sainsbury's and The Broadwalk Centre
- Within close proximity to Canons Park and Edgwarebury Park
- The site is in walking distance to Canons Park Station and Edgware Station
- Offers in excess of £1,800,000 for the freehold interest

The unique stand alone proposed development site is a vacant parcel of backland comprising level open ground. It is bordered to the north and east by the Stratton Close Estate, a 1960s/70s development consisting predominantly of three-storey apartment buildings. To the south, the site is enclosed by the long rear gardens of 1930s semi-detached houses on Whitchurch Lane, while to the west it adjoins a site containing several garages.

Features include elevated design elements such as first floor terrace gardens, curved roofing & superior finishes.





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Planning Permission

Planning Permission- Planning permission has been granted under reference: P/3797/21 by the London Borough of Harrow for the redevelopment of the site to provide 9 x 2-storey (3-bed) dwelling houses.

Terms

Offers in excess of £1,800,000 for the freehold interest.

Financial Contributions

We have been advised that a Community Infrastructure Levy (CIL) payment of £228,000 has been made by the current owner in order to implement the planning permission. Please note that the prospective buyer will be required to reimburse this amount.

VAT

We have been advised that VAT is not applicable.

Buyer's Note

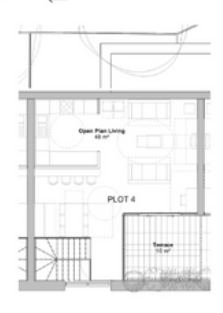
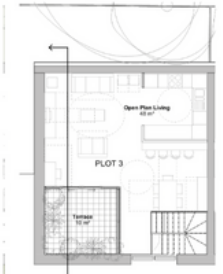
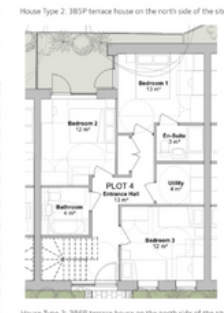
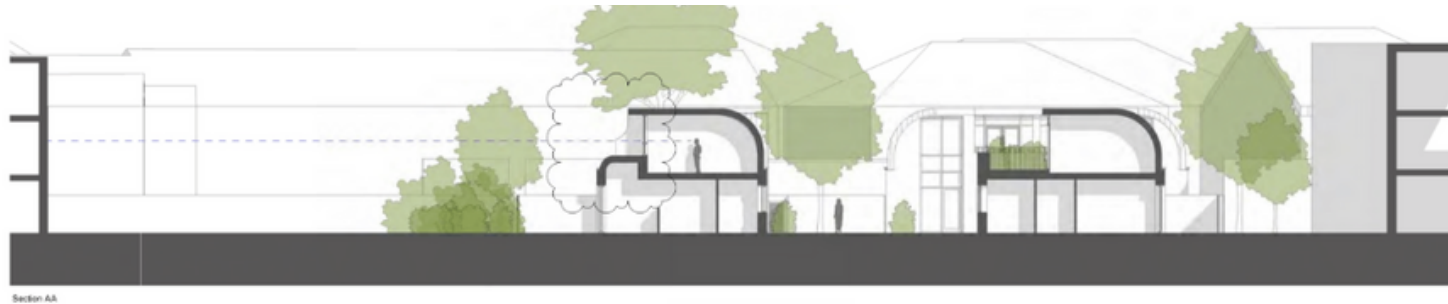
An agreement has been reached in principle with the adjoining Stratton Close Properties regarding the use of the access road. The current owner will be responsible for covering the associated costs to formalise this agreement.

Tenure

Freehold.

Access

Available upon request.



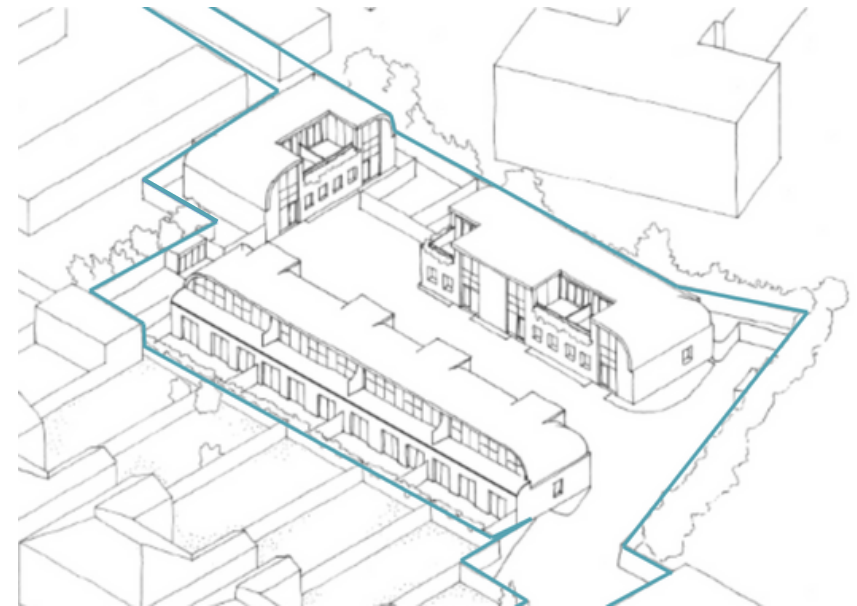
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Preliminary Works

- Installation of steel perimeter hard fencing
- Placement of four large portacabins on site for use as office, WC, staff canteen, and storage
- Tree and root protection works
- Site clearing and levelling
- Excavation of bin area using hand tools (in line with tree protection method statement), compacted and prepared for concrete
- Laying of hardcore to allow machinery access and movement
- Installation of shingles in drainage trenches
- Excavation for foul drainage pipes from nine houses to the manhole
- Installation of metal entrance gates for site safety and security

Proposed Schedule

Unit	Type	Beds	Bathrooms	GIA (m2)	GIA (Sqft)
1	Semi-Detached	3	2	100	1,076
2	Semi-Detached	3	2	100	1,076
3	End of Terrace	3	2	101	1,087
4	Terraced	3	2	108	1,162
5	End of Terrace	3	2	108	1,162
6	End of Terrace	3	2	107	1,151
7	Terraced	3	2	107	1,151
8	Terraced	3	2	107	1,151
9	End of Terrace	3	2	107	1,151
Total GIA				945	10,167



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