



17 Studley Grange Road

HANWELL, LONDON
W7 2LU

CGI of the Proposed Development



Executive Summary

CONSENTED DEVELOPMENT OPPORTUNITY TO CREATE EIGHT DWELLINGS IN HANWELL

- A 0.138-acre (0.056 ha) site comprising a two-storey office building (Use Class E), a single-storey buildings to the rear and hardstanding
- The total existing NIA is approximately 340 sqm (3,660 sqft)
- The property is located in a well-established residential area
- Planning consent (conversion, extension and new-build) to create 8 dwellings
- The total proposed NIA is approx. 480 sqm (5,164 sqft)
- The estimated CIL payment is approx. £10,117.80
- The property is now vacant
- The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £1,425,000, subject to contract

Location

Hanwell is a town in the London Borough of Ealing. The location combines residential surroundings with strong public transport links and everyday amenities, making it practical for new housing development.

Shops, cafés and services are within walking distance on Uxbridge Road and Boston Road. Larger supermarkets and retail centres are available at Ealing Broadway, about a 15-minute drive away.

Green space is a notable feature of the area. Brent Lodge Park (“Bunny Park”), Elthorne Park and the Grand Union Canal towpath are all close by.

The property is a 15-minute walk from Hanwell Station (Elizabeth Line), providing direct trains to Paddington, Heathrow and central London.



Location

Bars

1. The Prince of Wales
2. The Dodo Micropub
3. The Kings Arms Public House
4. Lavin's Bar
5. The Viaduct Pub
6. The Fox Public House
7. The Grosvenor

Restaurants

8. W7 Emporium
9. The Golden Chip
10. Matese Pasta Lab
11. L'oro di Napoli Restaurant

Cafes

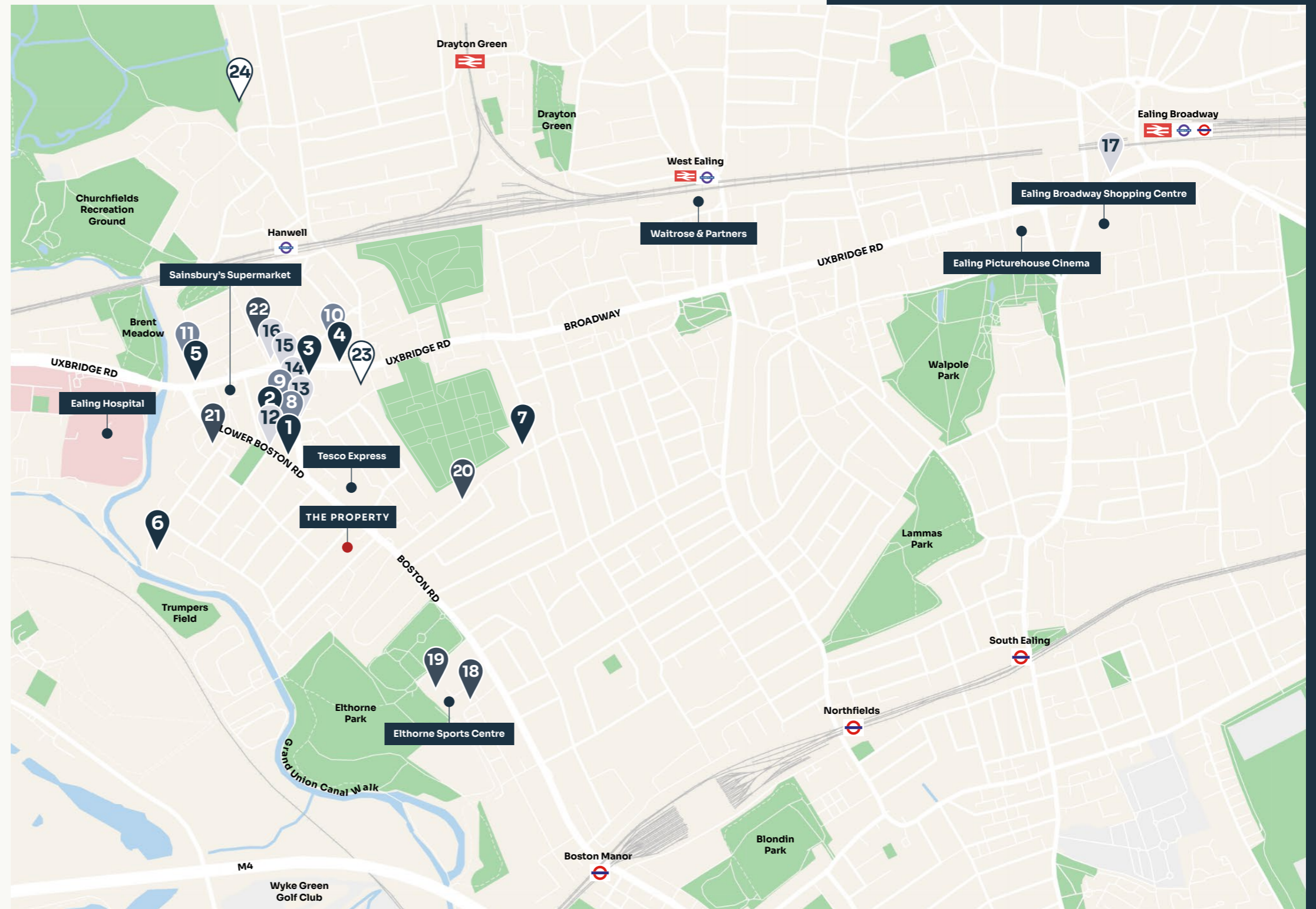
12. W7 Emporium
13. The Little Wonder Bakery
14. Fade to Black Coffee Shop
15. Momentum Coffee
16. The Clocktower Cafe
17. Curious Roo

Education

18. Elthorne Park High School
19. Mission Polish School
20. Oaklands Primary School
21. St. Mark's Primary School
22. St. Joseph's Primary School

Sports

23. Gold's Gym
24. Brent Valley Golf Course & Fitness Centre





CGI of the Proposed Development

Planning

Planning has been granted (Ref: 230760FUL - Ealing Council) to create 8 dwellings (1 x studio, 3 x 1-bedroom and 4 x 2-bedroom).

The proposed development consist of a conversion and extension of the existing office building into 3 apartments (1 x studio, 1 x 1-bedroom and 1 x two-bedroom) (Building A), construction of 1 single-storey one-bedroom dwelling (Building B), construction of a two-storey detached building comprising 2 apartments (Building C), and construction of 2 x two-storey semi-detached dwellings (two-bedroom) (Building D).

All new dwellings will benefit from private amenity space, except for 2 converted units. A shared communal amenity space is also proposed.

The proposed scheme will benefit from 16 cycle spaces.

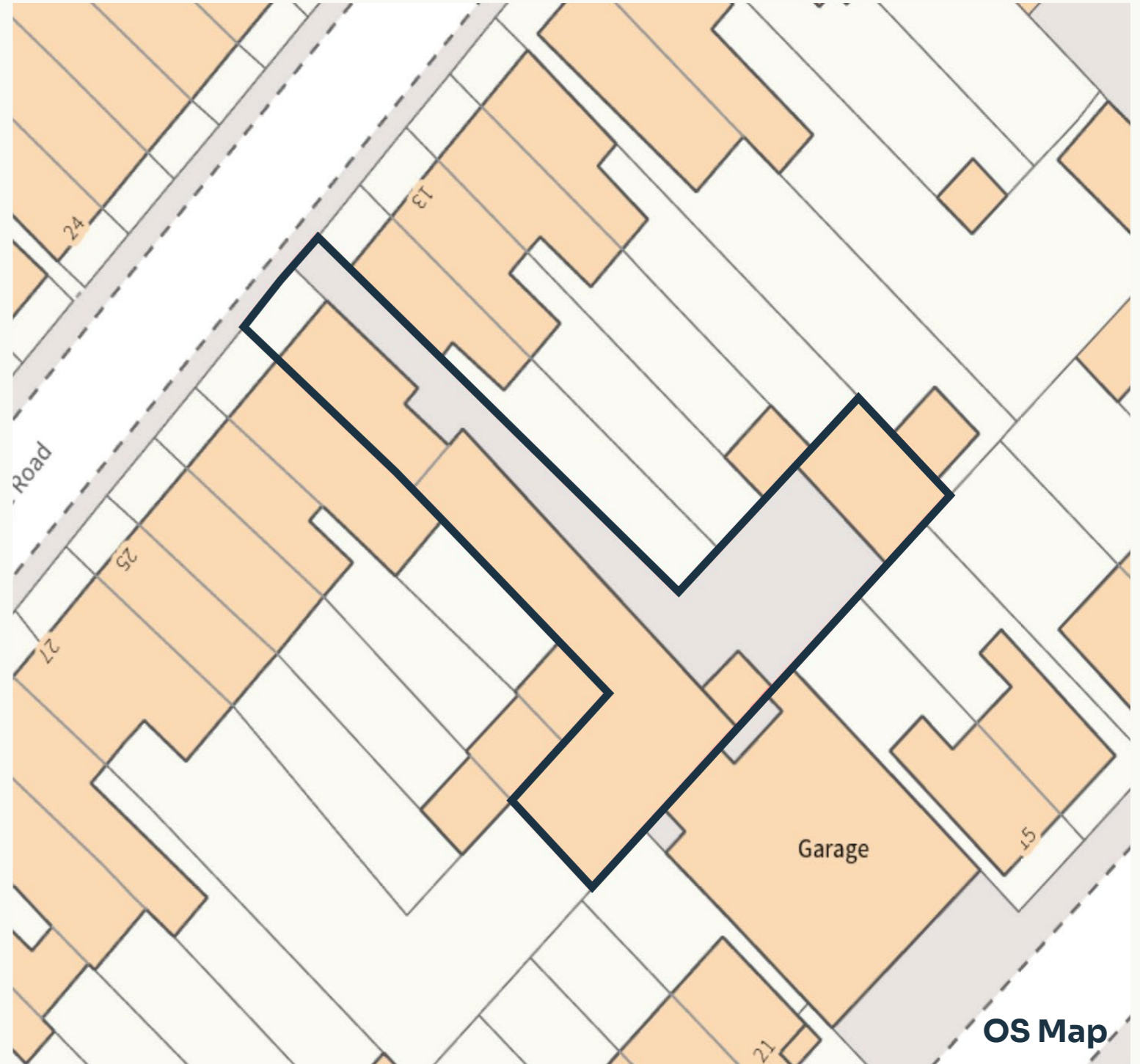
The total proposed NIA is approximately 480 sqm (5,164 sqft).

Proposed Accommodation Schedule

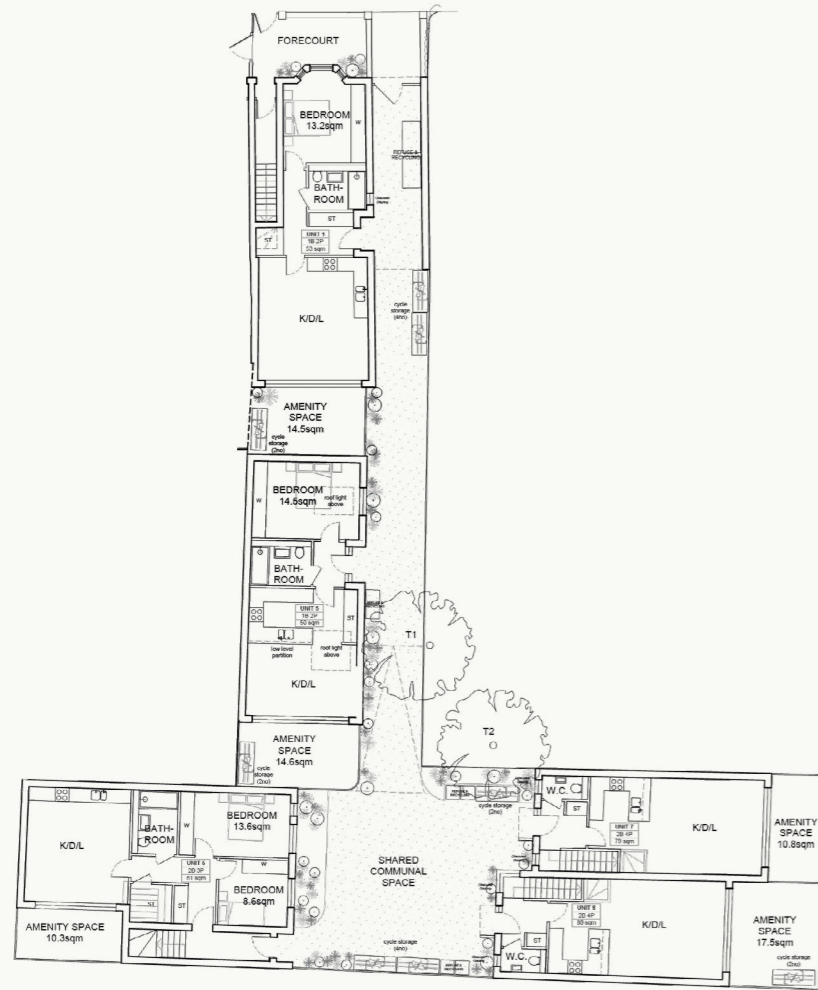
| Plot No. | Unit | Type | Storey | Beds | Sqm | Sqft |
|--------------|------|-----------|--------------|------|------------|--------------|
| A | 1 | Apartment | Ground | 1 | 53 | 570 |
| A | 2 | Apartment | First | 2 | 61 | 656 |
| A | 3 | Apartment | Loft | 1 | 42 | 452 |
| B | 4 | House | Ground | 1 | 50 | 538 |
| C | 5 | Apartment | Ground | 2 | 61 | 656 |
| C | 6 | Apartment | First | 1 | 54 | 581 |
| D | 7 | House | Ground/First | 2 | 79 | 850 |
| D | 8 | House | Ground/First | 2 | 80 | 861 |
| Total | | | | | 480 | 5,164 |

CIL & S106

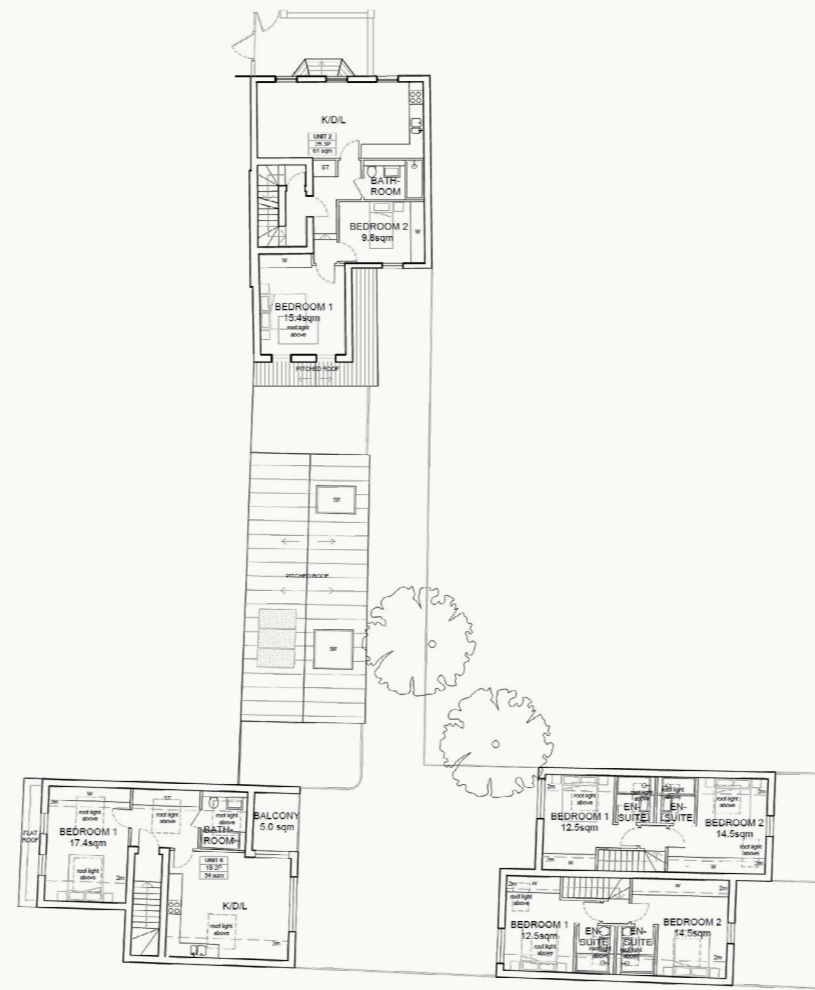
It is our understanding that an estimated CIL payment is approximately £10,117.80. The S106 has been signed, and it is our understanding that the houses have the ability to get resident's permit for parking.



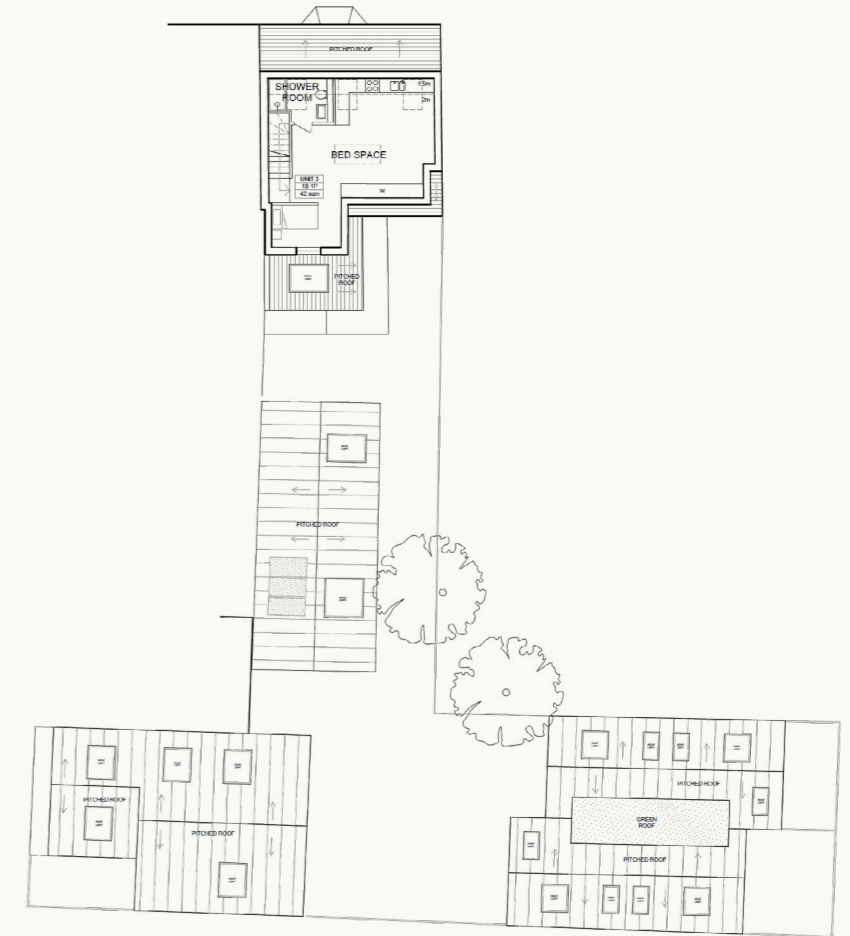
Proposed Floor Plans



Ground Floor



First Floor



Loft Floor

METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £1,425,000, subject to contract.

VAT

It is our understanding that the property is not elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:

www.glp.co.uk/studley-grange-road

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

020 3336 7377 or email capital@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

SAM BACON

Senior Associate

0203 196 2413

07530 961 373

sam.bacon@glpg.co.uk

REUBEN BARNARD

Senior Associate

0203 196 2412

07380 919 319

reuben.barnard@glpg.co.uk

MARCUS GODFREY

Senior Associate

0208 143 1279

07949 990 901

marcus.godfrey@glpg.co.uk

HARRY MARKS

Senior Associate

0208 143 1280

07590 461 123

harry.marks@glpg.co.uk

OLIVER WORRALL

Associate

0203 196 2414

07375 127 367

oliver.worrall@glpg.co.uk

GLPG

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.