

# Site Report

Uxbridge Road, Hillingdon, Uxbridge, UB10 0PH



## Re – Development Opportunity

The site is situated on the south-western side of Uxbridge Road, opposite the junction of Uxbridge Road and Long Lane. It is currently occupied by a detached single storey building, in use as a café/restaurant, with an adjacent 1 bedroom bungalow, currently vacant. There is off street parking for customers, via two vehicular access from the Uxbridge Road. The site has been in use as a roadside cafe since the 1970s.

\*Plot Size 9,465 sq. ft (0.22 Ac)

\*Current usage C3/A3/A5

\*Sold with vacant possession

\*Subject to planning offers considered

Offers In the excess of £900,000

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## Overview

### Site Information

<b>Address:</b>	Uxbridge Road, Hillingdon, Uxbridge, UB10 0PH
<b>Area:</b>	0.22 acres
<b>Perimeter:</b>	518 ft
<b>Local Authority:</b>	Hillingdon
<b>PTAL:</b>	2
<b>Notes:</b>	

### Property Information

<b>Avg Building Height:</b> (height to roof)	13.12 ft
<b>Avg Building Height:</b> (total height)	21.33 ft
<b>Current Use:</b>	A3
<b>Protected Land</b>	NO RISK
<b>Flood Area</b>	NO RISK
<b>Nearby Listed Buildings</b>	YES

### Ownership

Number of registered titles: 2

## Planning

### Local planning applications

Application Type	0 - 50m	51 - 250m	251m-1km
Residential - under 10 units	2	64	751
Residential - 10 to 50 units	1	8	29
Residential - over 50 units	0	4	4
Non-residential	26	298	3592

### Planning history on site

Address	Description	Type	Decision	Applicant	Date	Status	Reference
WONDER CAFE AND GRILL, UXBRIDGE ROAD HILLINGDON UB10 0P	Demolition of existing Class A3 cafe and erection of building to comprise 13 residential units (Use Class C3) and two retail units (Use Class A1), with associated car parking.		Non Determination		2018-06-12		18635/APP/20 18/2174
WONDER CAFE AND GRILL UXBRIDGE ROAD HILLINGDON	ENCLOSURE OF EXISTING FRONT TERRACE TO ENLARGE RESTAURANT AND REBUILDING OF ENTRANCE LOBBY		Approval	MRS C DAVIS THE WONDER CAFE UXBRIDGE ROAD HILLINGDON MIDDLESEX UB10 0PH	2002-04-04	Granted	18635/APP/20 02/764
WONDER CAFE AND GRILL UXBRIDGE ROAD HILLINGDON	Installation of advertising banner on front elevation of roof of single storey building		Approve Limited Time	Christina Alexander-Davis 223 Richmond Road Twickenham Middlesex TW1 2NJ	1998-07-27	Granted	18635/G/98/30 62

## Comparables

(Based on 25 Detached, Semi-Detached, Terraced, Flat/Maisonette in 0.31 miles radius)

**Average Price Sold: £454.16 per square foot**  
**Market Value: £447.44 per square foot**

### Breakdown

Address	Date Sold	Sold Price £	Estimated Market Value £	New Build	Property Type	No. of bedrooms	Estimated bedrooms	Floor area ft <sup>2</sup>	Sold Price £/ft <sup>2</sup>	Market Value £/ft <sup>2</sup>	Tenure
6a, New Broadway, Uxbridge, Greater London UB10 0LH	16th Feb 2018	220,000	225,597	No	Flat/Maisonette		1	388	567.74	582.19	Leasehold
51, Long Lane, Hillingdon, Uxbridge, Greater London UB10 0AL	9th Feb 2018	578,000	592,704	No	Semi-Detached		3-4	1,313	440.15	451.34	Freehold
21, Charville Lane West, Uxbridge, Greater London UB10 0BY	28th Feb 2018	455,000	466,575	No	Detached		2-3	1,119	406.45	416.79	Freehold
2, Ivy Cottages, Hillingdon, Uxbridge, Greater London UB10 0PJ	23rd Mar 2018	316,500	325,310	No	Terraced		2-3	678	466.73	479.72	Freehold
6, Leaside Court, Uxbridge, Greater London UB10 0DD	16th Apr 2018	152,000	155,329	No	Flat/Maisonette		1	463	328.40	335.59	Leasehold
84, Long Lane, Hillingdon, Uxbridge, Greater London UB10 0EQ	25th Apr 2018	559,000	571,243	No	Terraced		3-4	1,302	429.20	438.60	Freehold
2, Nelson Road, Uxbridge, Greater London UB10 0PT	19th Apr 2018	420,000	429,199	No	Terraced		2	646	650.32	664.57	Freehold
57, Parkfield Avenue, Hillingdon, Uxbridge, Greater London UB10 0DG	25th May 2018	492,000	499,144	No	Terraced		3-4	1,130	435.32	441.64	Freehold
27, Brambles Farm Drive, Uxbridge, Greater London UB10 0DY	18th May 2018	385,000	390,591	No	Terraced		2-3	818	470.63	477.46	Freehold
64, Mayfield Close, Uxbridge, Greater London UB10 0DU	18th May 2018	415,000	421,026	No	Terraced		2	899	461.62	468.33	Freehold
14, Sycamore Court, 96, Harlington Road, Uxbridge, Greater London UB8 3BL	12th Jun 2018	162,000	162,626	No	Flat/Maisonette		1	280	578.86	581.09	Leasehold
31, Brambles Farm Drive, Uxbridge, Greater London UB10 0DY	29th Jun 2018	387,000	388,496	No	Terraced		2-3	829	466.93	468.73	Freehold
43, Long Lane, Hillingdon, Uxbridge, Greater London UB10 0AL	30th Jul 2018	585,000	586,781	No	Terraced		3-4	1,076	543.48	545.14	Freehold
36, Nicholls Avenue, Uxbridge, Greater London UB8 3JL	17th Jul 2018	420,000	421,278	No	Semi-Detached		2	797	527.29	528.89	Freehold
9, Charville Lane West, Uxbridge, Greater London UB10 0BY	11th Jul 2018	545,000	546,659	No	Detached		3	1,033	527.42	529.02	Freehold
142, Harlington Road, Uxbridge, Greater London UB8 3EY	6th Aug 2018	835,000	840,685	No	Detached		3	2,228	374.75	377.31	Freehold

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36, Harlington Road, Uxbridge, Greater London UB8 3EX	30th Aug 2018	545,000	548,711	No	Semi-Detached		2-3	1,184	460.29	463.43	Freehold
3, Southfield Close, Uxbridge, Greater London UB8 3JJ	14th Sep 2018	415,000	421,709	No	Semi-Detached		2	947	438.12	445.21	Freehold
12, The Larches, Uxbridge, Greater London UB10 0DJ	10th Sep 2018	590,000	599,538	No	Detached		3-4	1,130	522.03	530.47	Freehold
82, The Larches, Uxbridge, Greater London UB10 0DN	7th Sep 2018	430,000	436,952	No	Semi-Detached		3	936	459.18	466.60	Freehold
79, Parkfield Avenue, Hillingdon, Uxbridge, Greater London UB10 0DG	21st Sep 2018	390,000	396,305	No	Terraced		3	904	431.34	438.31	Freehold
4, Lees Road, Uxbridge, Greater London UB8 3AS	21st Sep 2018	425,000	431,871	No	Detached		3-4	1,098	387.10	393.35	Freehold
123, Harlington Road, Uxbridge, Greater London UB8 3JA	25th Oct 2018	405,000	413,940	No	Semi-Detached		3	1,109	365.30	373.36	Freehold
8, Ivy Cottages, Hillingdon, Uxbridge, Greater London UB10 0PJ	24th Oct 2018	370,000	378,168	No	Terraced		2-3	831	445.38	455.21	Freehold
37, Long Lane, Hillingdon, Uxbridge, Greater London UB10 0AL	17th Oct 2018	512,000	523,302	No	Semi-Detached			1,464	349.75	357.47	Freehold

