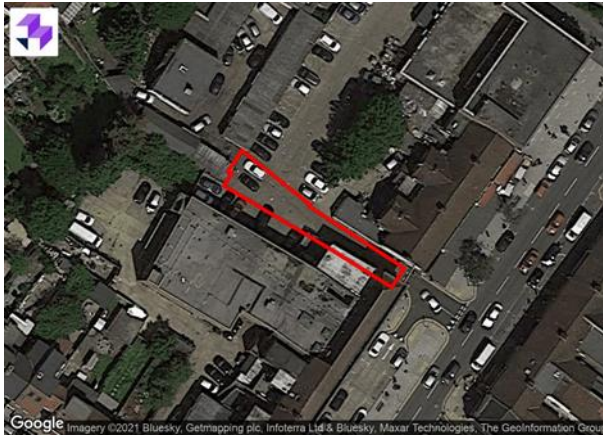


Land At 290 Northolt Road, South Harrow, Harrow, HA2 8EB



Area: 0.22 acres

Perimeter: 388 ft

Local Authority: Harrow

PTAL: 4

Building Height: 19.36 ft

Current Use: C3, E

Use class until August 2020: C3, A1

Protected Land: No Risk

Flood area: No Risk

Nearby Listed Buildings: No Risk

Development opportunity, situated just of a prominent High Street in South Harrow, with in a short walk to South Harrow underground station (Piccadilly Line).

The site is currently occupied by a row of commercial garages, with 2 x first floor residential flats. Accessed via a shared drive from the main High Street, which is owned by the vendor. The access road provides a right of way for Iceland car park.

Planning has been granted for the construction of, 4 x ground floor office commercial space, with 8 x 2 bedroom apartments with balconies, over first and second floors, and 6 parking spaces to the rear.

Site area: 0.22 Acres (9,413 sq.ft)

Current built up area: 3,650 sq.ft

Proposed GIA: 8,128 sq.ft (Residential area 5,330 sq.ft) (Commercial area 2,798 sq.ft)

CIL charge: £95,000

GDV £3,800,000

Asking Price £1,550,000

PLANNING APPLICATIONS

7 planning applications on site

0 apps identified in past 6 months

0 apps identified in past 12 months

Latest planning application:

Full Planning Permission

Redevelopment to provide three-storey building comprising of 4 offices and 8 x 2-bedroom flats; parking; bin and cycle stores involving demolition of existing building/workshops

Granted 2018-06-05