

PROPERTY PARTICULARS

42 Lower Boston Road, Hanwell, W7 2NR

Location

The property is located adjacent to St Marks Primary School on the southern side of Lower Boston Road (A3002), close to its junction with the Uxbridge Road, within the London Borough of Ealing.

The closest station is Hanwell which is approximately 900m north of the property whilst a number of bus services operate along the Uxbridge Road providing direct access to Ealing Broadway.



Description

The site was last occupied by a two storey 'study centre' operated by Ealing Council. Planning permission and Conservation Area Consent were granted in 2007 for the redevelopment of the site to provide a new health centre. Whilst the study centre was demolished, the new health centre has not been constructed and we therefore understand that the lawful use of the site remains as an educational centre (use class D1).

The site has also recently been identified in the Planning for Schools DPD (Issues and Options, October 2013) as a potential site for use as an extension to the existing St Marks Primary School. The vacant site is broadly rectangular and extends to approximately 0.234 acres (0.095 hectares).

The site has also been the subject of pre-application discussions with the Local Authority which are available on request.

The site would be therefore be suitable for continued D1 usage, and alternative uses subject to planning.

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Tenure

The site is for sale freehold with vacant possession

Method of sale

The site is for sale by private treaty on an unconditional basis only.

Guide Price

seeking offers in excess of £1,000,000, subject only to contract

Please contact Alex Dawson

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