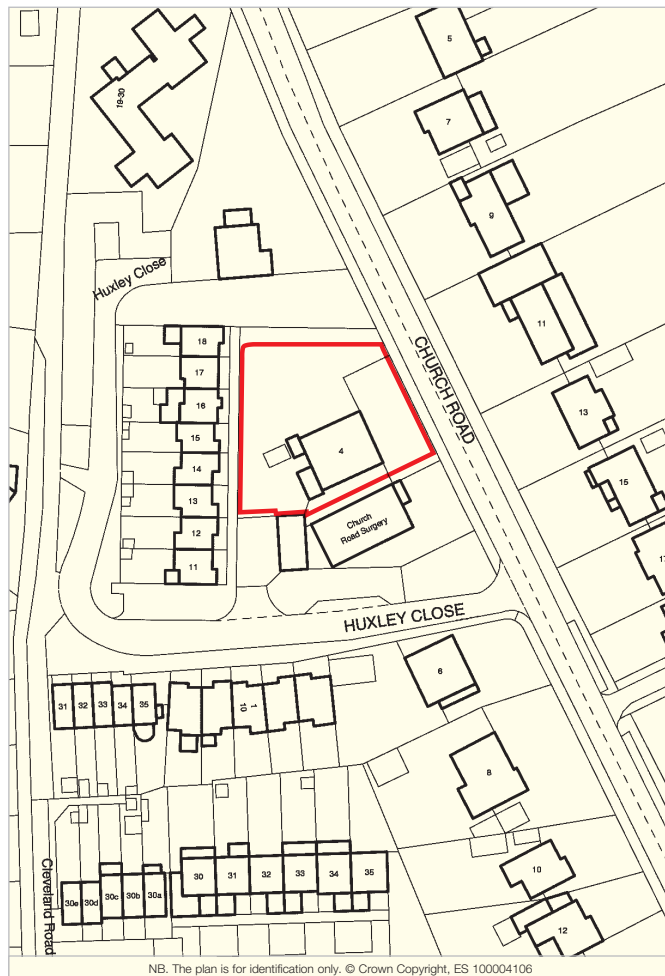


Uxbridge Site & Building at 4 Church Road, Cowley, Greater London UB8 3NA

- A Leasehold Site extending to Approximately 0.101 Hectares (0.249 Acres)
- Currently occupied by a Detached House
- Planning Permission for 4 x Three Bedroom Terrace Houses

Vacant Possession

BY ORDER OF
LONDON BOROUGH
OF HILLINGDON



Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion. The freehold will be made available to purchase for the sum of £1, so long as the leaseholder has commenced the works no later than six months from the date of the lease and the practical completion of the works takes place within two years. Please refer to the lease contained within the legal pack for further information.

Location

The property is situated on the west side of Church Road, to the north of its junction with Huxley Close. The extensive shops and facilities of Uxbridge are located directly to the north. London Underground services run from Uxbridge Station (Piccadilly and Metropolitan Lines). The A40 is to the north and provides access to London to the east and the M40 Motorway to the west. The open spaces of Colne Valley Regional Park are to the north-west.

Description

The property comprises a site extending to approximately 0.101 hectares (0.249 acres). The site is currently occupied by a detached building arranged over ground and first floors beneath a pitched roof.

Accommodation

Detached Building

Site Area Approximately 0.101 Hectares (0.249 Acres)

Planning

Local Planning Authority: London Borough of Hillingdon Council.

Tel: 01895 250230.

Planning permission (Ref: 74239/APP/2018/3631) was granted on 11th December 2018 for the 'construction of 4 x three bedroom two storey dwellings with rooms in roof space, with associated external works and car parking'.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

VACANT – Leasehold Site