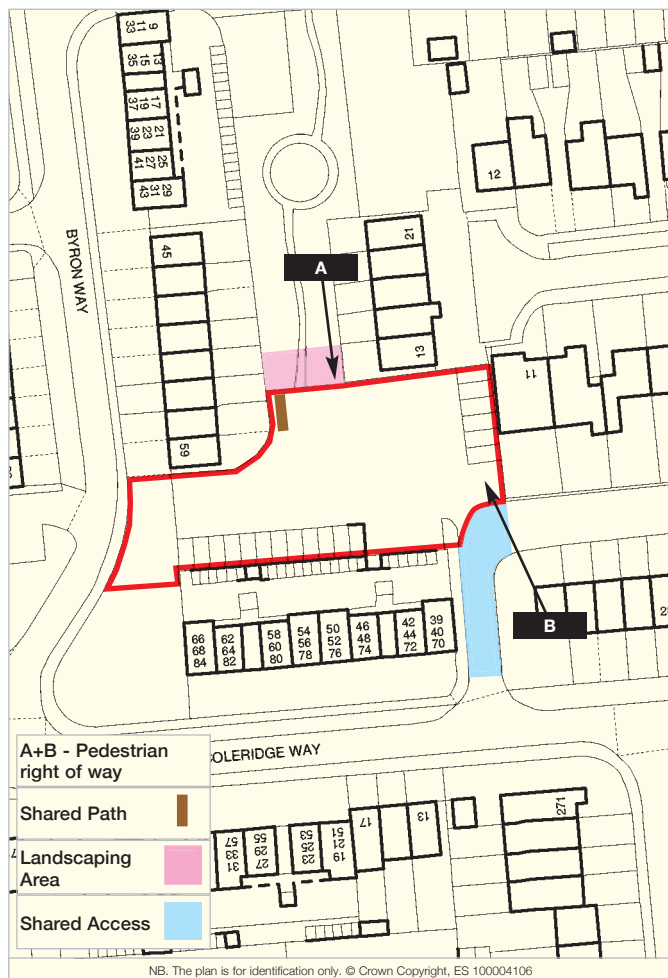
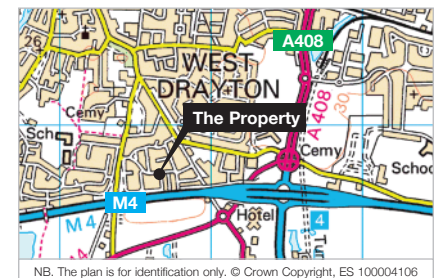


## West Drayton Former Garage Site, Rear of 38-84 Coleridge Way, Greater London UB7 9HR

- **A Leasehold Irregular Shaped Site extending to Approximately 0.15 Hectares (0.37 Acres)**
- **Occupied by Eighteen Garages**
- **Planning Permission for 1 x One Bedroom Attached Bungalow, 2 x Two Storey Four Bedroom Houses and 4 x Two Storey Three Bedroom 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 north side of Coleridge Way, to the east of Byron Way. Local shops and amenities are available to the north, with the extensive facilities of central London being accessible to the east. Local bus routes run along Sipson Road to the north-east. Rail services run from West Drayton Station to the north, which will also provide Crossrail services (Elizabeth Line) from December 2019. The M4 Motorway is to the south-east and provides access to the A4 and the M25 Motorway. The open spaces of Harmondsworth Moor are directly to the west.

### Description

The property comprises an irregular shaped site extending approximately 0.15 hectares (0.37 acres). The site is currently occupied by eighteen garages.

### Accommodation

**Eighteen Garages**

**Approximate Site Area 0.15 Hectares (0.37 Acres)**

### Planning

Local Planning Authority: London Borough of Hillingdon Council.  
Tel: 01895 250230.

Planning permission (Ref: 74342/APP/2018/4084) was granted on the 18th January 2019 for the demolition of existing garages and construction of 1 x one bedroom attached bungalow, 2 x two storey (with rooms in roof space), four bedroom dwellings and 4 x two storey, three bedroom dwellings with associated parking and landscaping.

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.allisop.co.uk](http://www.allisop.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**