



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 for purchase for the sum of £1, so long as the tenant 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 located off St Peter's Road, to the south of its junction with Peachey Lane. Shops and amenities are located in Cowley to the west with the more extensive facilities of Uxbridge being accessible to the north. Uxbridge Underground Station (Metropolitan and Piccadilly Lines) provides direct access to Central London. The A40 and both the M4 and M25 Motorways are also close by. Brunel University is to the north, Hillingdon Hospital is to the east and the open spaces of Huntsmoor Park are to the west.



Description

The property comprises a hardstanding site which extends to approximately 0.035 hectares (0.087 acres).

Accommodation

Site Area Approximately 0.035 Hectares (0.087 Acres)

Planning

Local Planning Authority: The London Borough of Hillingdon.
Tel: 01895 250111.

Planning permission (Ref: 66045/APP/2016/4036) was granted on 15th February 2017 for the erection of a block of 3 x two bedroom self-contained flats with associated parking and external works. Copies of the planning permission and associated documentation, including proposed plans, are available for inspection at www.hillingdon.gov.uk

Uxbridge

**Site rear of 22-28
St Peter's Road,
Cowley,
Greater London
UB8 3RZ**

- **A Leasehold Site extending to Approximately 0.035 Hectares (0.087 Acres)**
- **Planning Permission for the Erection of a Block of 3 x Two Bedroom Self-Contained Flats with Associated Parking and External Works**

Vacant Possession

**BY ORDER OF THE LONDON
BOROUGH OF HILLINGDON**



**VACANT –
Leasehold Site with Planning**

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.