

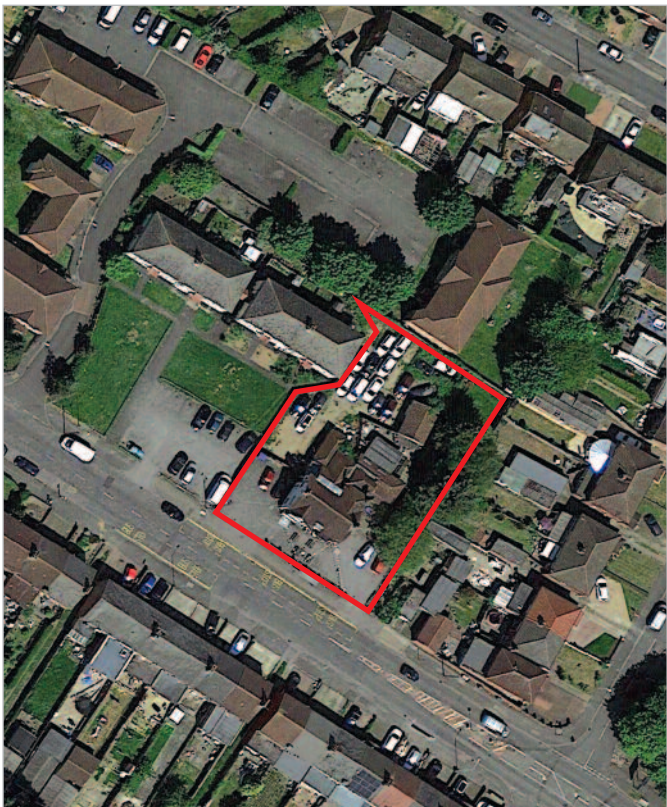
Hayes
Site of Former Walnut Tree Public House, 115 Willow Tree Lane, Greater London UB4 9BL

- **A Freehold Site extending to Approximately 0.141 Hectares (0.349 Acres)**
- **Planning Permission for the Erection of Two and a Half Storey Purpose Built Block**
- **Providing Nine Self-Contained Flats (8 x Two Bedroom and 1 x Three Bedroom)**

Vacant Possession



Seller's Solicitor
Messrs Lennons Solicitors (Ref: Andy Coyle).
Tel: 01494 773377.
Email: andy.coyle@lennonssolicitors.co.uk



Tenure
Freehold.

Location
The property is situated on the north side of Willow Tree Lane, to the west of its junction with Friar Road. Local shops and amenities are available along Yeading Lane to the west, with the further facilities of Southall being accessible to the south. Rail services run from Southall Station approximately 1.55 miles to the south, providing frequent direct services to Central London. Local bus routes run along Willow Tree Lane. The A312 provides direct access onto the A40 and M4 Motorway (Junction 3). The open spaces of Brookside and King George's Field are within easy reach.

Description
The property comprises a level and cleared site extending to approximately 0.141 hectares (0.349 acres). The property is to be offered with detailed planning permission for the erection of a two and a half storey purpose built block providing nine self-contained flats (8 x two bedroom flats and 1 x three bedroom flat) with associated parking and landscaping. The second floor 'penthouse flat' has scope for sub division into two flats subject to all necessary consents being obtained.



Proposed Accommodation
A schedule of Proposed Accommodation is set out below.
Site Area Approximately 0.141 Hectares (0.349 Acres)

Flat	Floor	Proposed Accommodation	Sq m	(sq ft)
1	Ground	Reception Room/Kitchen, Two Bedrooms, Two Bathrooms	63.80 sq m	(686 sq ft)
2	Ground	Reception Room/Kitchen, Two Bedrooms, Two Bathrooms	64.00 sq m	(688 sq ft)
3	Ground	Reception Room/Kitchen, Two Bedrooms, Two Bathrooms	63.80 sq m	(686 sq ft)
4	Ground	Reception Room/Kitchen, Two Bedrooms, Two Bathrooms	64.00 sq m	(688 sq ft)
5	First	Reception Room/Kitchen, Two Bedrooms, Two Bathrooms	63.80 sq m	(686 sq ft)
6	First	Reception Room/Kitchen, Two Bedrooms, Two Bathrooms	64.00 sq m	(688 sq ft)
7	First	Reception Room/Kitchen, Two Bedrooms, Two Bathrooms	63.80 sq m	(686 sq ft)
8	First	Reception Room/Kitchen, Two Bedrooms, Two Bathrooms	64.00 sq m	(688 sq ft)
9	Second	Reception Room/Kitchen, Three Bedrooms, Two Bathrooms	103.00 sq m (1,108 sq ft)	

Planning
Local Planning Authority: London Borough of Hillingdon.
Tel: 01895 250230.
Planning permission (Ref:48415/APP/2017/3806) was granted 9th January 2018 for the demolition of the existing public house and erection of a two and a half storey block containing 8 x two bedroom and 1 x three bedroom self-contained flats with associated parking and landscaping.
NB: The former public house has already been demolished and the property now provides a cleared level site.

VACANT – Freehold Site with Planning

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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.

