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EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY

ON BEHALF OF THE
DEFENCE INFRASTRUCTURE
ORGANISATION

THE BATTLE OF BRITAIN CLUB

HILLINGDON ROAD, UXBRIDGE, UB10 0UF

LOCATION

The site is located approximately 1.25km to the south of Uxbridge Town Centre and is within the administrative area of the London Borough of Hillingdon. The site is bound by Hillingdon Road (A4020) to the south-west, Valley Road to the east and an unnamed spur road to the north connecting Churchill Road and Valley Road.

The site is located approximately 1.25km south of Uxbridge Underground Station, which is served by the Metropolitan and Piccadilly Lines, providing good access into Central London. Uxbridge has good road links with the A4 in close proximity providing access to the M25 and London.

The site is in a predominantly residential area, with pockets of other uses including office and retail and the site of Uxbridge High School within close proximity.

- 🎯 Excellent Residential Development Opportunity in prominent location within Uxbridge;
- 🎯 Benefits from Pre-application design and planning advice for 98 residential units with additional community space and associated car parking;
- 🎯 Site area approximately 0.55 hectares (1.36 acres)
- 🎯 Freehold interest with vacant possession;
- 🎯 Unconditional offers invited via informal tender;
- 🎯 12 noon Tuesday 24th November 2020



Indicative Boundary

DESCRIPTION

The Site extends to approximately 0.55 hectares (1.36 acres).

The Site accommodates two adjoining prefabricated semi-cylindrical buildings and a number of smaller outbuildings, areas of hardstanding, grassed areas, trees and shrub planting. The buildings were last used by the Battle of Britain Social Club (Use Class D2).

At the southern end of the Site there is an area of concrete hardstanding which used was for car parking. There is a belt of mature trees on the Site's south-eastern boundary fronting onto Hillingdon Road.

There are currently two existing points of access to the site. The primary vehicle access is from Churchill Road via gated access and there is a second gated access on the road immediately north of the site, approximately 20m west of Martin Close. Existing pedestrian access to the Site is via Churchill Road.



PLANNING

The Site sits within the orders of The London Borough of Hillingdon (LBH).

There are no adopted Site specific or area allocations. However, the Site is proposed for allocation in the draft Local Plan Part 2 as part of a larger 46ha allocation that also includes the former RAF Uxbridge Site (St Andrew's Park). This allocation (SA28) supports the redevelopment for 1,340 homes, 14,000 sqm offices, a hotel and other uses.

A pre-application proposal has been submitted and comprises 98 residential units assuming building heights of 3-6 storeys and includes provision for a ground floor community space and 80 car parking spaces.

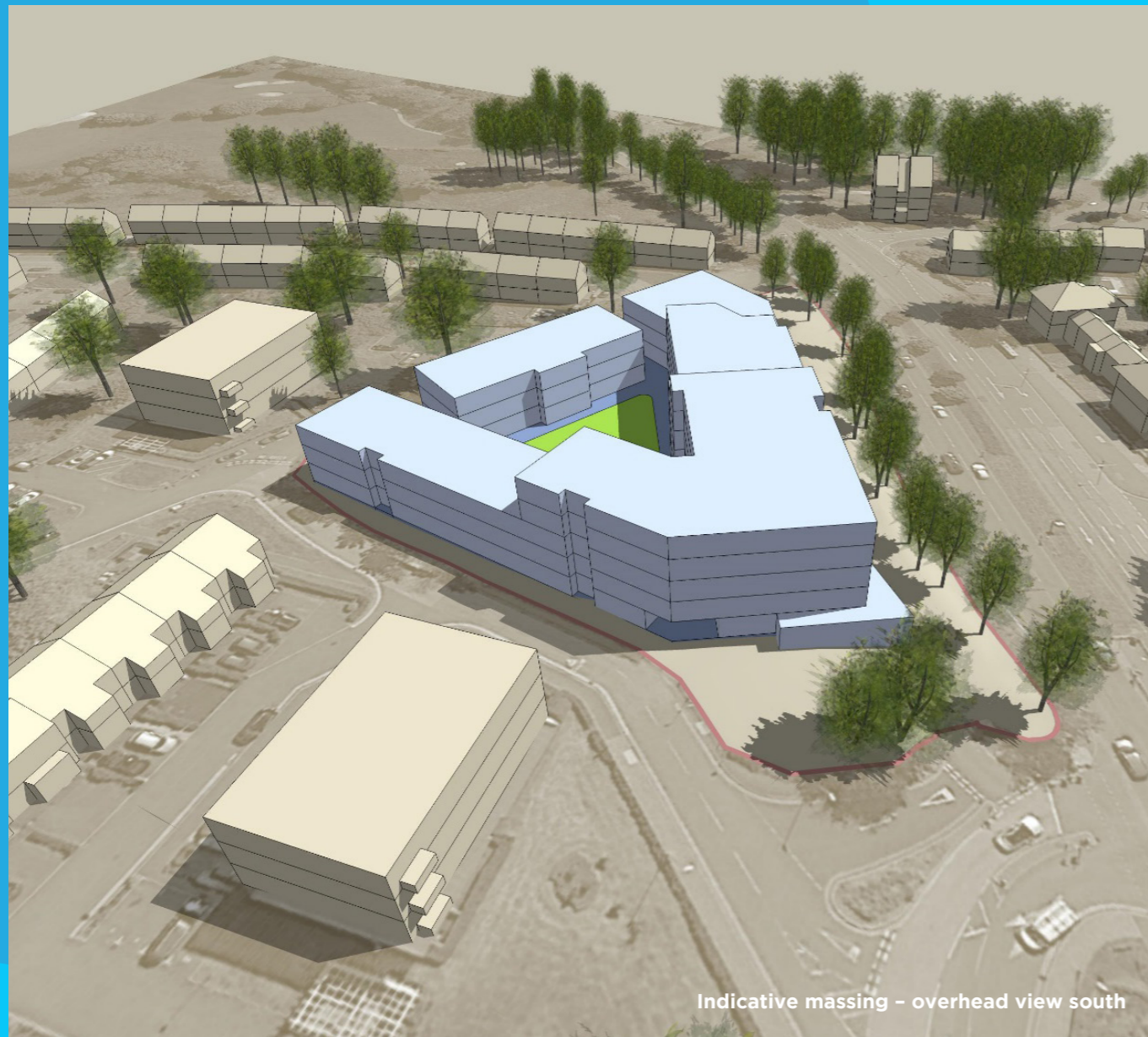
The pre-application advice states that the redevelopment of the Site to deliver residential uses would be acceptable as part of a mixed-use development. Demolition is therefore acceptable in planning terms and this has been confirmed by LBH.

In the context of the Site's accessible location and proximity to Uxbridge Underground Station and Town Centre, the proposed residential mix and parking provision is considered acceptable.

The pre-application advice from the LBH, subsequent correspondence

and design report compiled by Wood for the Battle of Britain Club, are all available on the website

As per the Draft Local Plan Policy H5, the site is expected to deliver a 50% affordable housing provision.



Indicative massing - overhead view south



Indicative massing - street view north from Valley Road



Indicative floor plans - ground floor



Indicative massing - overhead view north



Indicative massing - street view south from Hillingdon Road

TENURE AND TITLE

The property is held freehold by the Secretary of State for Defence and is registered with the Land Registry under part of title number AGL139071.

Title information can be found within the website dataroom

VAT

The site has not been elected for VAT and therefore will not be payable on the purchase price

VIEWINGS

We will be offering private escorted viewings strictly by appointment only. If you wish to attend one of the viewing days then please use the contacts provided.

OFFERS AND TERMS

The property is being marketed for sale by way of an open informal tender process.

Unconditional offers are sought for the freehold interest, subject to contract.

Any offers must be submitted on a specific bid proforma available from Avison Young upon request and sent via email to Isabelle.garner@avisonyoung.com. Offers must be received no later than 12 noon Tuesday 24th November 2020

FURTHER INFORMATION

The following information will be made available via the Avison Young website:

- Title information
- Highways Search Plan
- Technical Assessment Report
- Demolition Report
- Refurbishment and Demolition Asbestos Survey
- Pre-application planning and design report
- Pre-application advice and correspondence from LBH
- Technical Access Note Addendum September 2020

To access this information please click on the link below:

battleofbritainclub.avisonyoung.co.uk

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