

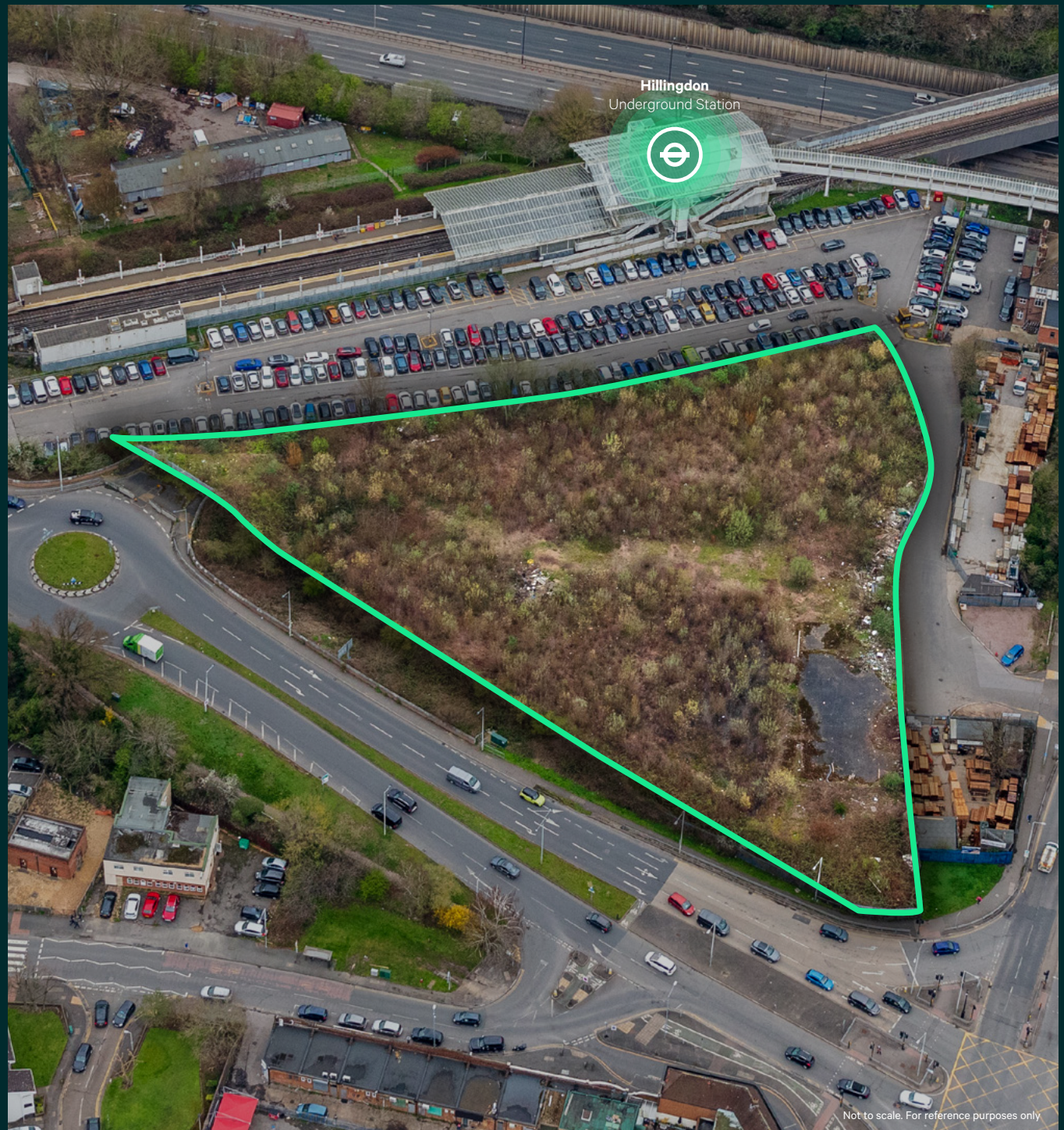
For Sale

Exceptional Pre-Planning Mixed Use
Development Opportunity

Hillingdon Circus Station Approach Long Lane Hillingdon UB10 9NR



CBRE



Summary

CBRE are delighted to present Hillingdon Circus, an exceptional mixed use development opportunity in West London, including significant potential for a range of uses, including residential and commercial (subject to planning permission).

Substantial redevelopment of the site supported by **The London Borough of Hillingdon** through the Local Plan site allocation

Capacity for a development quantum of **235 residential units** and 559 sqm GIA of commercial floorspace

Extends to approximately **2.09 acres** (0.85 ha)

Adjacent to **Hillingdon Underground Station**

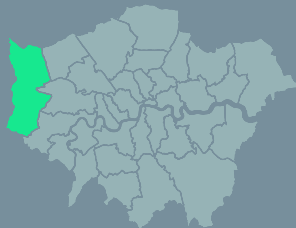
Unconditional and subject to planning offers are invited for the **freehold interest**

Vacant possession



305,900

Est. Population **London Borough of Hillingdon** (2021)



235 units

Residential-Led Development Potential



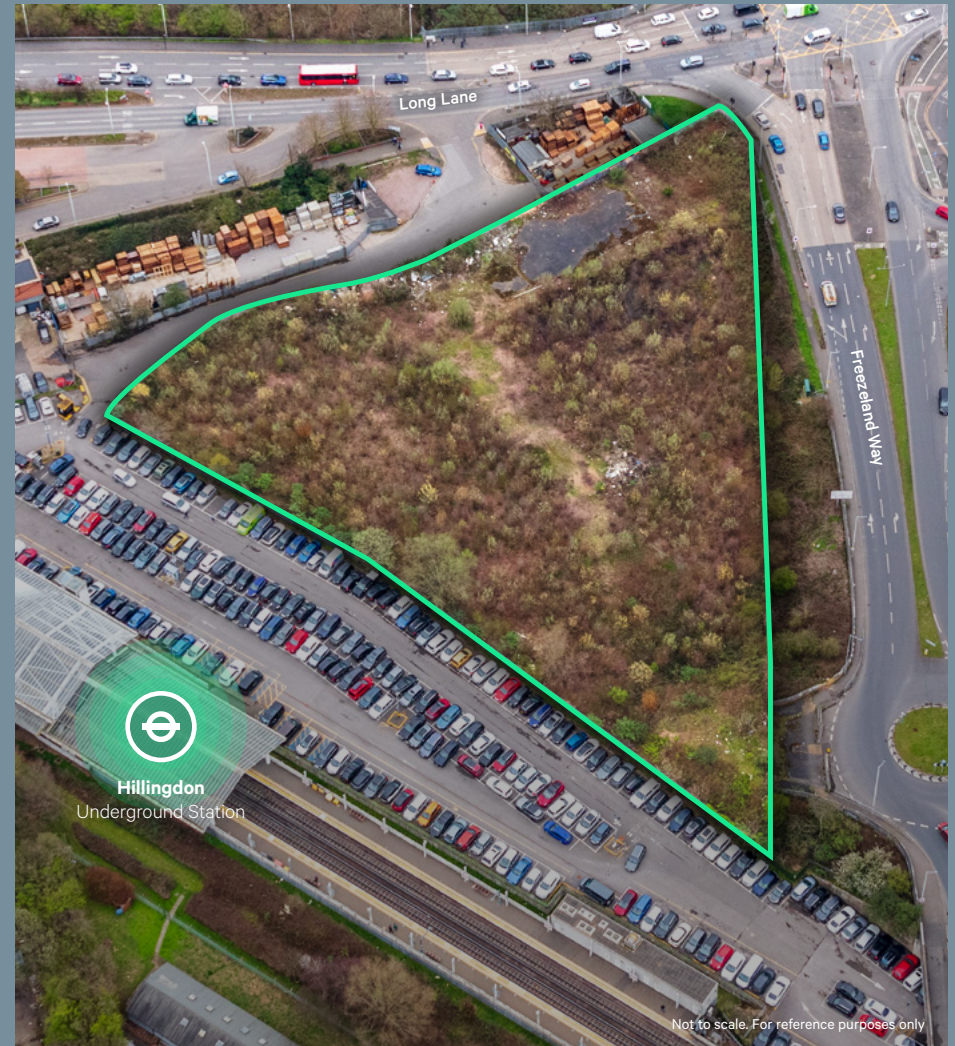
35 minutes

Hillingdon Underground Station to **Baker Street** (Metropolitan Line)



2.09 acres

Site extends to **(0.856 ha)**



Not to scale. For reference purposes only

Location (Looking West)



The Site

- 01 Hillingdon Underground Station
- 02 Hillingdon Court Park
- 03 ACS International School Hillingdon
- 04 Hillingdon Sports & Leisure Complex
- 05 Uxbridge Common
- 06 Uxbridge College
- 07 Uxbridge Town Centre
- 08 A40 (Uxbridge)
- 09 A40 / M40 (J1)
- 10 Brunel University

Hillingdon Circus is conveniently located near a range of amenities including several excellent schools, parks, and shopping centres, making it an ideal location for families and professionals alike. Additionally, the site is located just a short distance from Heathrow Airport, providing easy access to domestic and international destinations.

-  Metropolitan Line
-  Piccadilly Line

Location (looking East)



The Site

- 01 Hillingdon Underground Station
- 02 RAF Northolt
- 03 Ruislip
- 04 Park Royal
- 05 Wembley
- 06 Hammersmith
- 07 A40

The site is situated in close proximity to Brunel University, one of the UK's top universities for teaching and research, offering residents easy access to the university's extensive facilities and resources, including its state-of-the-art library, sports centre and research centres.

-  Metropolitan Line
-  Piccadilly Line

Neighbourhood



Hillingdon Court Park

Hillingdon Court Park welcomes people of all ages in from the surrounding areas. The park features a play area, football pitches, tennis courts and sports, as well as a woodland area, conservation areas and formal gardens.



Uxbridge

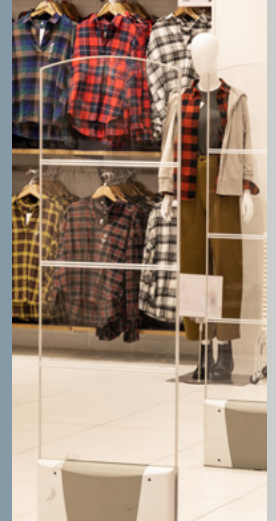
Uxbridge serves as a significant retail and commercial centre. With excellent transport links to the city centre, residents enjoy all the perks of life in London while also having the countryside right on the doorstep such as the Grand Union Canal.

Brunel University London is a campus-based university and home to nearly 13,000 students from over 100 countries worldwide. Founded in 1966, the university combines teaching and research excellence with the practical and entrepreneurial approach pioneered by its namesake, Isambard Kingdom Brunel.



The Chimes & The Pavillions Shopping Centres

The shopping centre is only a 6 minute drive and hosts a variety of shops and places to eat including Boots, Wagamama, Café Nero, Nando's, Sainsbury's.



Arc Business Park

Set in 70 acres of green space, with over 300,000 sq ft of office and co-working space Arc Uxbridge is home to innovative businesses from start-ups to leading multinationals.



Connectivity

The closest station to the site is Hillingdon Underground station, which is situated just 0.3 miles away and provides Metropolitan and Piccadilly line services.

Both lines provide services to Uxbridge in 4 minutes, with the Metropolitan line providing services to Baker Street in 35 minutes and the Piccadilly line to Hammersmith in 37 minutes.

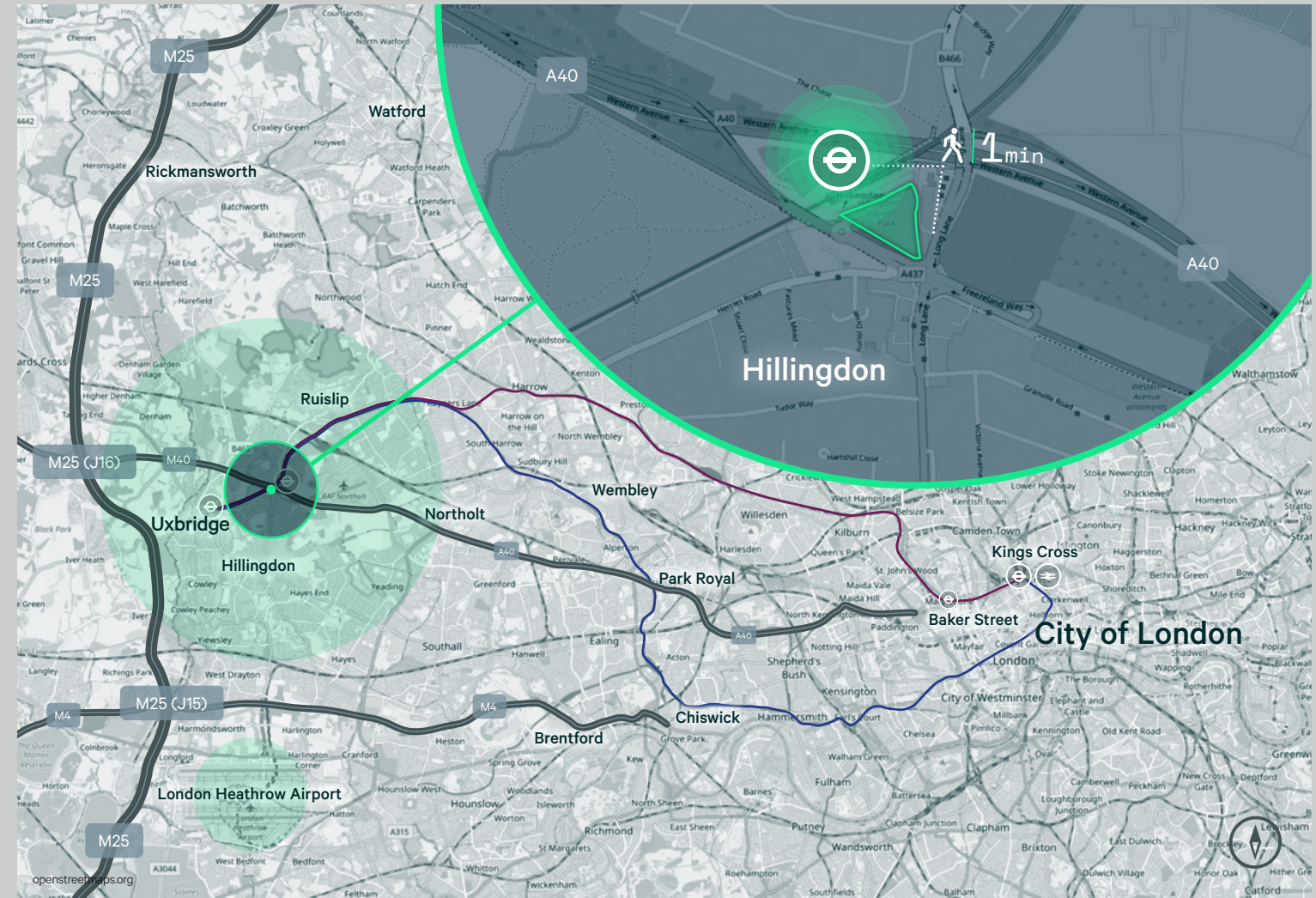
Additionally, the site is just a 5 minute drive to the M40 and a 6 minute drive to the M25.

By Train (ZONE 6)

Uxbridge	4 minutes
Wembley Park	21 minutes
Hammersmith	37 minutes
King's Cross St. Pancras	42 minutes

By Car

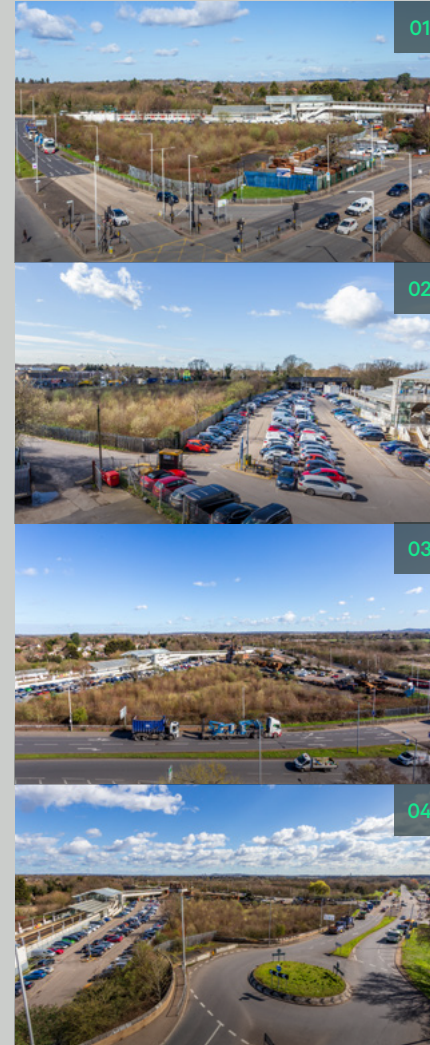
Uxbridge	2 miles
M40/M25 (J16)	4 miles
London Heathrow Airport	5.5 miles
Central London	16 miles



● The Site — Metropolitan Line — Piccadilly Line

Source: TFL

Site Description



The triangular site extends to approximately 2.09 acres (0.85 ha).

The site is located at the junction of Long Lane and Freezeland Way in Uxbridge, West London, adjacent to Hillingdon Underground Station

The brownfield site, previously occupied by Ruston Bucyrus crane works, has lain vacant for many years

The site is currently cleared of building and comprises largely of scrub and semi-mature vegetation

Accessed from both Station Approach, Long Lane and an existing roundabout off of Freezeland Way

There are no listed buildings on the site and it is not located within a conservation area

The site will be sold with vacant possession

The property is held by virtue of three freehold interests:

MX242031
AGL84157
AGL132457





Overall, the site represents an excellent opportunity to redevelop a vacant brownfield site in a highly prominent location within the London Borough of Hillingdon. The site is not located in a designated Conservation Area and there are no listed buildings located on or within the immediate vicinity of the site.

The adopted Development Plan for the London Borough of Hillingdon against which any future planning application on the site will be assessed, comprises the following documents - available to download from the [DataHub](#).

The London Plan (2021)

LBH Local Plan Part 1: Strategic Policies (2012)

LBH Local Plan: Part 2 Development Management Policies (2020)

LBH Local Plan: Part 2 Site Allocations and Designations (2020)

The site is allocated in Part 2 of the Local Plan Site Allocations and Designations Document (2020) under Policy SA 14 as Site A, Hillingdon Circus. The allocation sets out the council's desire for the mixed-use redevelopment of the site. Any scheme should form a comprehensive development across the whole site including residential, including:

A range of housing types and tenures, reflective of the Council's latest Housing Market Assessment

Scale and massing of buildings should reflect the local character and the PTAL of the Site

The creation of a neighbourhood with clearly defined links to the main shopping area in North Hillingdon

Substantial planting and landscaping, as well as the provision of leisure, social and community facilities



Policy H2 of the Local Plan indicates that 35% of all new dwelling units should be delivered as affordable housing with an indicative tenure mix of 70% housing for social rent and 30% intermediate housing. The adjacent Hillingdon Gardens approval for 514 homes included 35% affordable homes, with a tenure mix of 66.5% London Affordable Rent and 33.5% London Shared Ownership (by unit).

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the Accessible Hillingdon Supplementary Planning Document

(2017) require that all residential units are built in accordance with Part M4(2) of the Building Regulations 2010 (2015 Edition) and that 10% of the units be designed and constructed in accordance with Part M4(3) of the Building Regulations 2010 (2015 Edition).

A detailed planning appraisal by Icen Projects is available to download from the [DataHub](#). This document provides an overview of the site, the relevant planning policy context, and an assessment of the development potential against planning policy and guidance.



Award winning architects JTP have explored development options to maximise the sites potential.

Supported by a full professional team, a vision has been created that respects all legal and technical constraints of the site (as currently identified). The masterplan identifies that a residential led mixed-use scheme is achievable, subject to planning permission.

As part of the masterplan,
JTP have explored 3 massing studies:

The illustrative masterplan, 3 massing studies, floor plans and accommodation schedules are available to download from the [DataHub](#).

Massing Studies	Option A	Option B	Option C
Residential GEA	21,897 sqm	31,304 sqm	36,248 sqm
Residential GIA	20,145 sqm	27,572 sqm	33,350 sqm
Residential NIA	15,915 sqm	21,786 sqm	26,346 sqm
Residential Units	235	323	393
Commercial GEA	608 sqm	398 sqm	92 sqm
Commercial GIA	559 sqm	366 sqm	85 sqm
Car Parking Spaces/Accessible	120/12	120/12	120/12



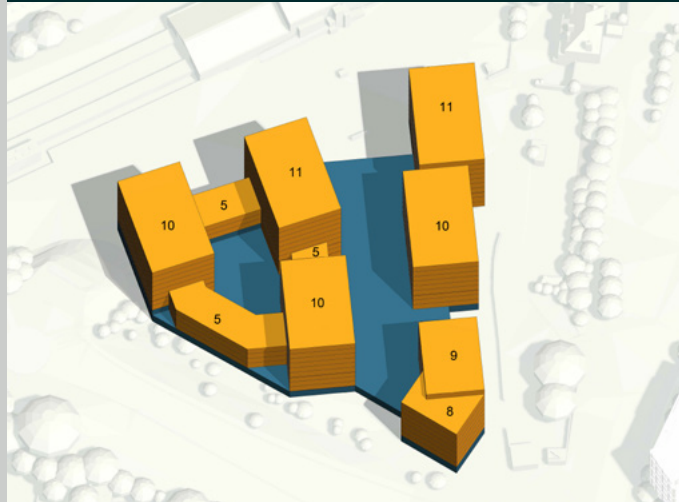


Massing Study / Option A



Option A is intended to represent a 'deliverable' base case for the development. Within this option, all buildings sit below the 30m threshold. The proposal presents the opportunity to deliver 235 residential units and 559 sq m GIA of commercial floorspace. The proposed building heights range between 5 and 10 storeys. The scheme also proposes the provision of 120 car parking spaces (0.51 parking spaces per dwelling) and associated open space and landscaping.

Massing Study / Option B



Option B explores matching the building heights of the consented scheme at Hillingdon Gardens, located adjacent to the site, stepping up from 5 to 11 storeys across the site. The proposal incorporates 323 residential units, 366 sq m GIA of commercial floorspace and 120 car parking spaces (0.37 parking spaces per dwelling).

Massing Study / Option C



As the design is at an early stage of feasibility and the site is closer to the station and further away from RAF Northolt compared to Hillingdon Gardens, there may be the opportunity to increase the density further. Option C looks at the opportunity to increase building heights up from 5 to 16 storeys. The proposal includes 393 residential units, 85 sq m GIA of commercial floorspace and 120 car parking spaces (0.30 parking spaces per dwelling).

The architectural feasibility study is available to download from the [DataHub](https://www.cbre-datahub.co.uk/hillingdoncircuit).



Further Information

Technical

A technical due diligence pack is available in the DataHub, including a Phase I and II Environmental Assessment and Topographical Survey.

www.cbre-datahub.co.uk/hillingdoncircus



Viewings

Viewing days are to be arranged strictly by appointment. All appointments must be made via the vendor's sole agent CBRE. Please contact any of the agents listed on this brochure to arrange a viewing.

Professional Team

The masterplan has been undertaken by a full professional team to better understand the development potential of the site.

CBRE

Development Consultant /
Technical & Environmental

jtp

Architect

iceni

Planning

Hydrock

Utilities /
Highways

Tenure

The property is held freehold.

Tender Process

The site will be sold via informal tender. Unconditional and Subject to Planning offers are sought for the freehold interest.

VAT

The property is elected for VAT and will be chargeable on the purchase price at the prevailing rate.

Anti-Money-Laundering

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

Contact

Residential Land Transactions

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