



CGI of Proposed development

143-149 BEDFONT LANE

FELTHAM, TW14 9NH

FOR SALE

A FREEHOLD RESIDENTIAL
DEVELOPMENT OPPORTUNITY
FOR SALE WITH PLANNING
PERMISSION FOR 9 HOUSES

VANDERMOLLEN
REAL ESTATE

A freehold residential development opportunity for sale with planning permission for 9 houses located in Feltham, TW14.

Planning permission has been granted for the demolition of the existing four houses, garages and for the erection of nine houses with associated car parking, cycle storage, landscaping, refuse and recycling storage.

The proposed scheme will offer a total net saleable area of 1,204.8 sqm (12,964 sqft).

The site is currently occupied by four houses and a number of associated garages.



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LOCATION

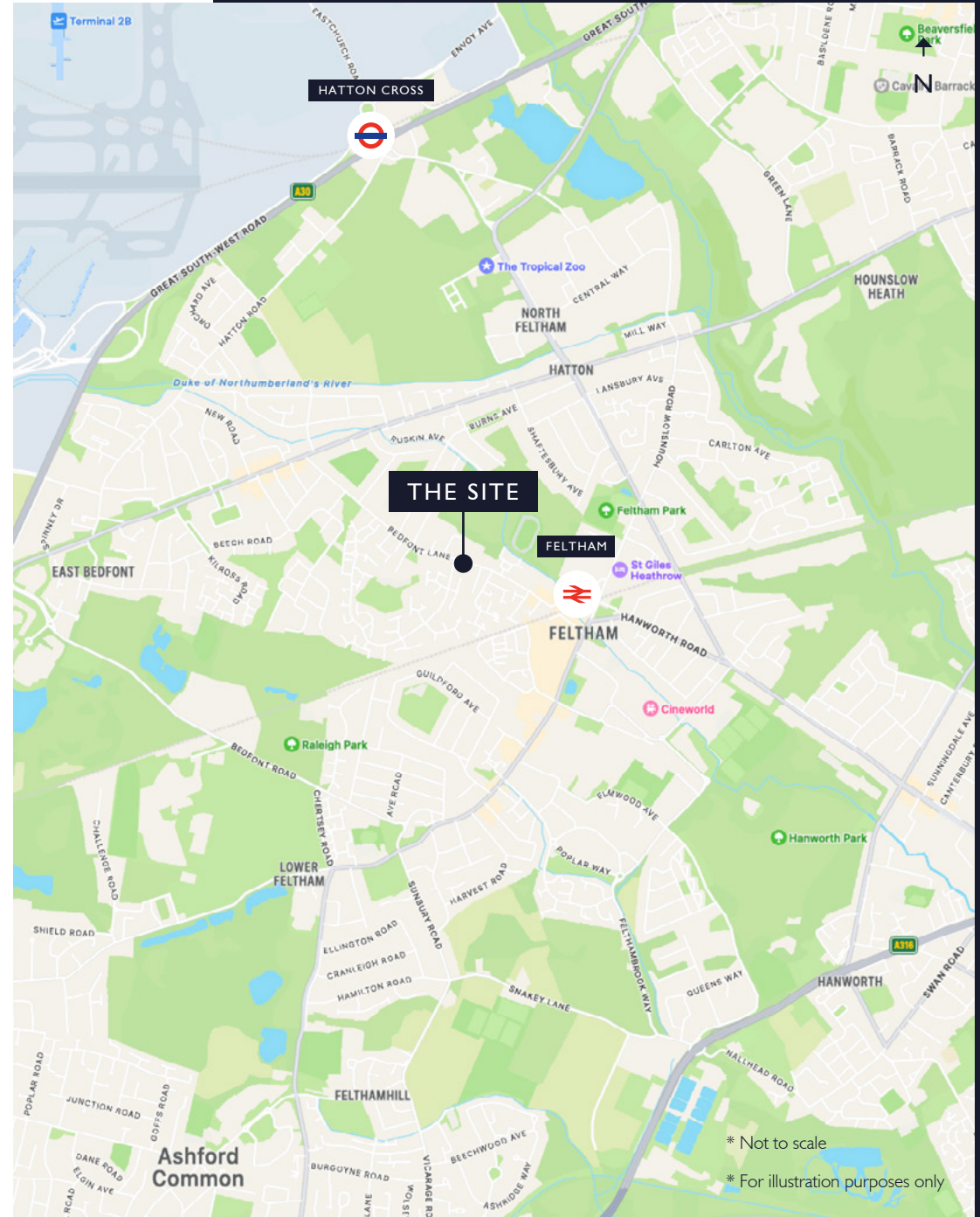
The property is located on Bedfont Lane, Feltham which falls under the jurisdiction of the London Borough of Hounslow.

The proposed development is accessed via Westmacott Drive and is bounded to the West by Westmacott Drive and to the North by Bedfont Lane. The scheme has been designed to provide nine high quality houses.

Each house will have an associated car parking space however the proposed development is well located in terms of access to transport. Feltham train station is located just 800 metres (0.5 miles) away providing access to various Central London locations, including Clapham Junction (22 minutes), Vauxhall (28 minutes) and London Waterloo (33 minutes) via the South Western Railway line (Source: CityMapper). There are also several bus terminals located along Bedfont Lane, allowing easy access to a variety of suburbs including Hounslow, Richmond and Kingston-Upon-Thames.

The site benefits from being within close proximity to a number of schools which accommodate for children of all ages. Southville Infant, Southville Primary, and Rivers Academy West are located on roads adjacent to Bedfont Lane, all of which are within a 10 minute walk of the houses.

The local outdoor spaces of Hounslow Heath recreational ground are located just over 1 mile away, as well as Glebelands Playing Fields, Bridge House Pond and Feltham Green Park all falling within a mile of the proposed development. Feltham Town Centre is nearby, offering a variety of local amenities, including gyms, restaurants, shops, and bars. Heathrow Airport is also located 3 miles away.



PLANNING

The site measures 0.16 hectares (0.4 acres) and planning permission (Ref: PP: 00094/143-149PI) was granted in 2022 for the demolition of the existing 4 houses and the erection of 9 houses with associated access, amenity space and off-street parking.

The scheme has been designed to provide highly desirable and much needed family housing with generous outdoor spaces.

The proposed development will comprise of 1 x 3 bedroom, 3 x 4 bedroom and 5 x 5 bedroom family homes offering 1,204 sq. m. (12,964 sq. ft.) of total net saleable area.

The CIL contributions are set out below:

Total CIL Liabilites: £92,457.51



SCHEDULE OF ACCOMMODATION

| Unit | Unit Type | Size (sq. m.) | Size (sq. ft.) |
|--------|-----------|---------------|----------------|
| 1 | 5-bed | 134.5 | 1,447 |
| 2 | 5-bed | 142.1 | 1,529 |
| 3 | 5-bed | 133.5 | 1,436 |
| 4 | 5-bed | 136.9 | 1,473 |
| 5 | 5-bed | 143.6 | 1,545 |
| 6 | 4-bed | 142.6 | 1,534 |
| 7 | 4-bed | 134.3 | 1,445 |
| 8 | 4-bed | 116.8 | 1,257 |
| 9 | 3-bed | 120.5 | 1,297 |
| Totals | | 1,204.8 | 12,964 |



PROPOSED
GROUND
FLOOR



FLOORPLANS

PROPOSED
FIRST
FLOOR



FLOORPLANS

PROPOSED
SECOND
FLOOR



FLOORPLANS

PROPOSED
ROOF PLAN





TITLE & TENURE

The site is being sold freehold

CONTACT

For further information please contact:

METHOD OF SALE

This property will be sold by way of informal tender (unless sold prior)

VANDERMOLEN RE

Zach Harris

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0754 061 2327

VIEWINGS

Viewings are strictly by appointment only, please contact the sole selling agents to arrange an inspection if required.

Jamie Weiner

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07500 530 298

CIL

Total CIL Liabilities: £92,457.51

VAT

VAT not applicable

Chris Rook

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07973 222 367

GUIDE PRICE

Offers in excess of £2,000,000 subject to contract.

FURTHER INFORMATION

Further plans and information are available by [clicking here](#).

The Misrepresentation Act 1967.

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