



143-149  
BEDFONT LANE  
FELTHAM, TW14 9NH

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FOR SALE

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

VANDERMOLEN  
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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CGI of Proposed development

## LOCATION

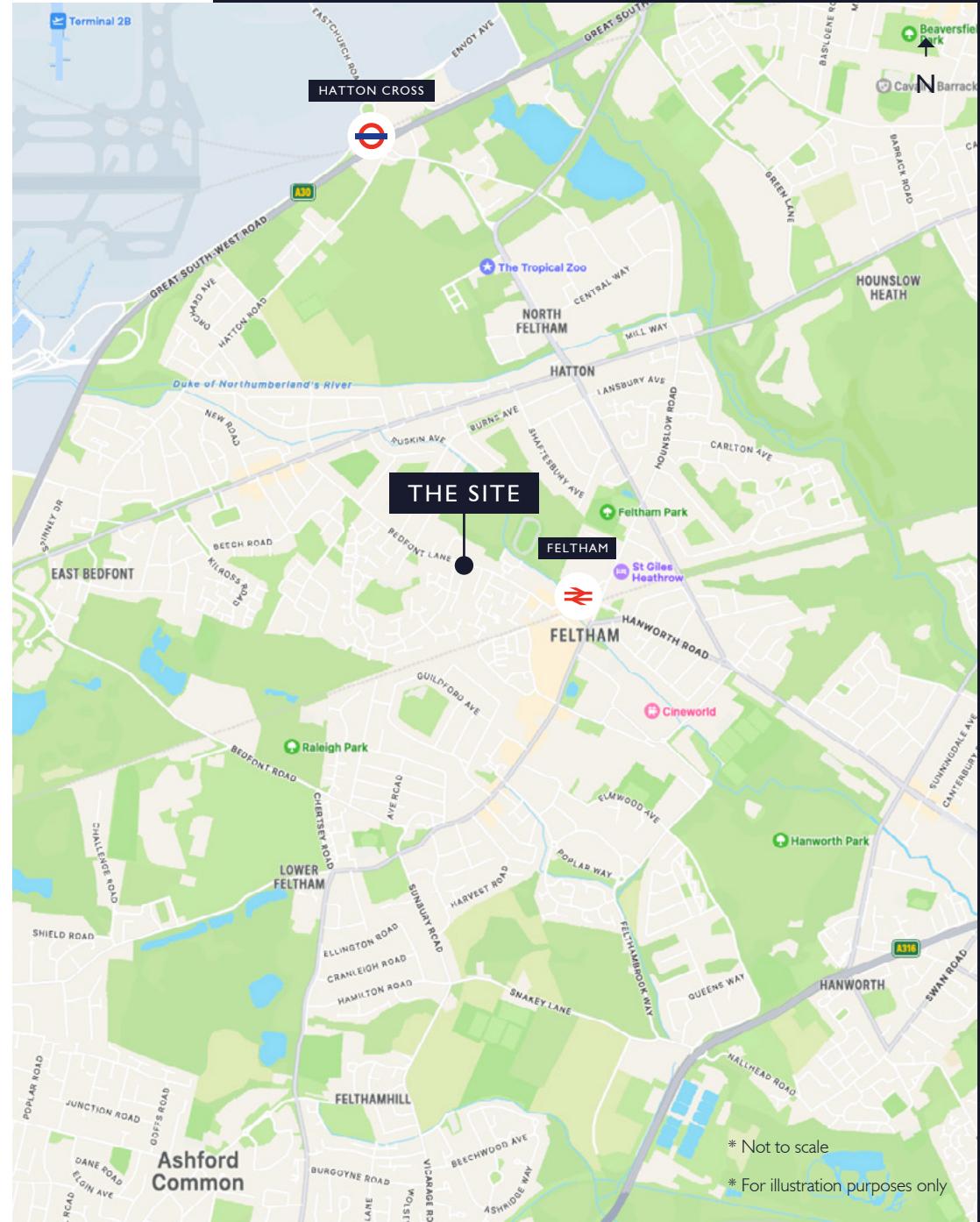
The property is located on Bedfont Lane, Feltham which falls under the jurisdiction of the London Borough of Hounslow.

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.



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The site measures 0.16 hectares (0.4 acres) and planning permission (Ref: PP: 00094/143-149P1) 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 Liabilities: £92,457.51

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CGI of Proposed development

#### 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

## FLOOR PLANS

## PROPOSED GROUND FLOOR

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## FLOOR PLANS

PROPOSED  
FIRST  
FLOOR

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## FLOOR PLANS

PROPOSED  
SECOND  
FLOOR

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## FLOORPLANS

## PROPOSED ROOF PLAN





## TITLE & TENURE

The site is being sold freehold

## METHOD OF SALE

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

## VIEWINGS

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

## CIL

Total CIL Liabilities: £92,457.51

## VAT

VAT not applicable

## GUIDE PRICE

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

## FURTHER INFORMATION

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

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## CONTACT

For further information please contact:

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