

WEMBLEY CENTRE FOR HEALTH

116 CHAPLIN ROAD, WEMBLEY, HAO 4UZ

NORTH WEST LONDON RESIDENTIAL DEVELOPMENT OPPORTUNITY

The Property is being sold on behalf of:



Property Services

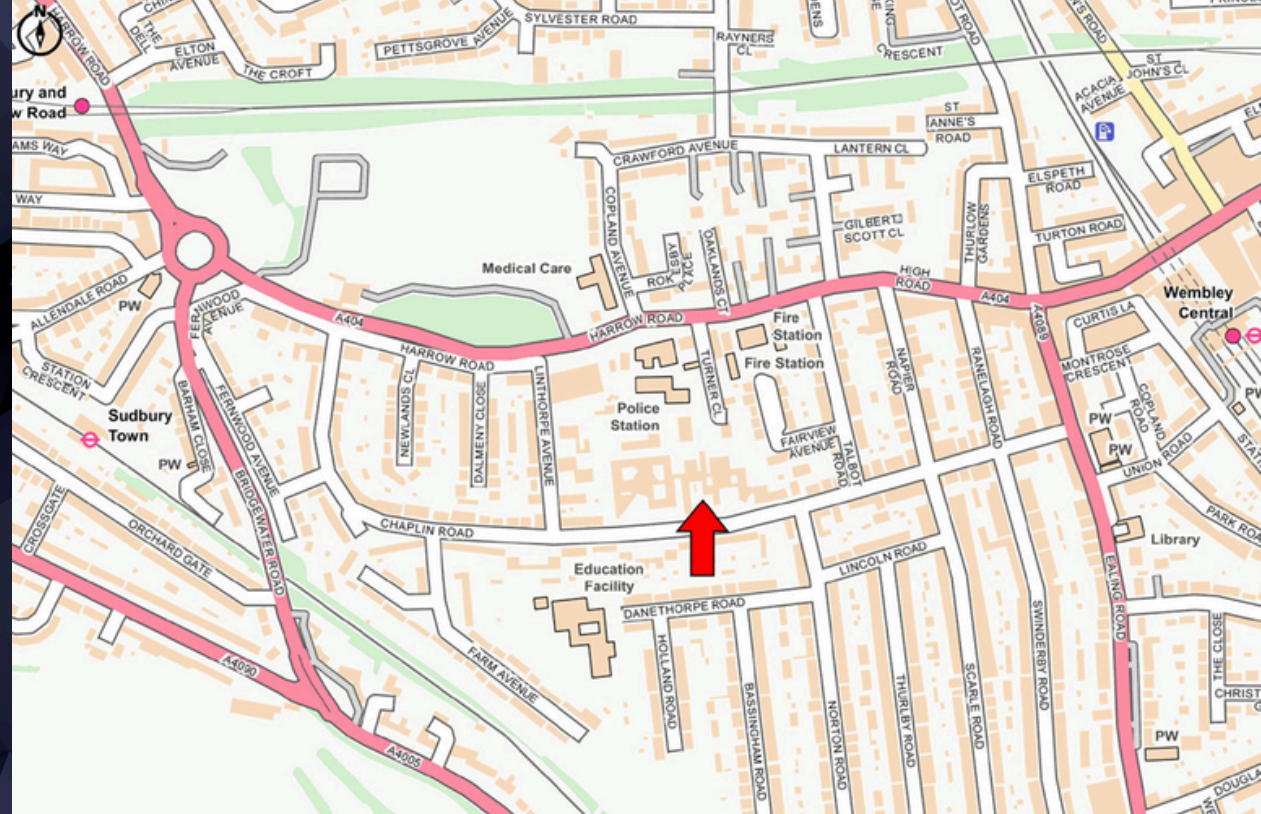


savills

Site boundary for indicative purposes only

EXECUTIVE SUMMARY

- Unconsented residential development opportunity, within the London Borough of Brent.
- The proposed development site extends to approximately 0.72 hectares (1.78 acres).
- The Property benefits from positive pre application engagement for a residential scheme of 94 units in buildings of 3-7 storeys.
- Strong transport links with Wembley Central Station and Sudbury Town both being located 1km (0.6 miles) from the property, providing National Rail and London Underground links to Central London within 28 minutes.
- For sale Freehold with vacant possession.
- Offers are invited on a subject to planning basis.



LOCATION & CONNECTIVITY

The site falls within the residential North West London suburb of Wembley. The area benefits from excellent transport links and a range of local amenities.

The metropolitan centre of Wembley Central is ideally located approximately 1km (0.6 miles) to the East, offering extensive retail and leisure facilities, including occupiers such as Tesco, Argos, TK Maxx and The Gym Group.

The site has a PTAL rating of 4, and is located equidistant between Wembley Central Station and Sudbury Town Station. Wembley Central Train Station offers several services including direct trains to London Euston within 28 minutes, Watford Junction within 12 minutes and services through central London via the Bakerloo Underground Line. Sudbury Town Underground Station is located 1km (0.62 miles) to the West of the site and offers services to Uxbridge and through central London via the Piccadilly Underground Line (*source: National Rail*).

There are also two bus stops located on Chaplin Road directly adjacent to the southern boundary providing frequent local services between Wembley and Harrow.

The site is well served with three primary A-roads in close proximity, including the Harrow Road (A404) to the north, Ealing Road (A4089) to the east, and Bridgewater Road (A4005) to the west and south.

WEMBLEY STADIUM

WEMBLEY CENTRAL STADIUM



CITY OF LONDON

STONEBRIDGE PARK



GRAND UNION,
BERKELEY (ST.
GEORGE)

THE SITE



DESCRIPTION

The site forms part of the wider Wembley Centre for Health and Care, a 2.26 hectares (5.58 acres) site which currently comprises The Wembley Hospital “Old Building”, Wembley Centre for Health “New Building”, and Barham House. Following a review of the wider estates and development strategy, NHS PS deemed the Old Building on the eastern part of the site surplus to requirements.

This part of the site is broadly rectangular in shape and extends to 0.72 hectares (1.78 acres). Pedestrian and vehicular access to the site is via Chaplin Road to the south and Fairview Avenue to the east. The site lies within a predominantly residential area to the east, south and west, with a variety of houses and apartment buildings. To the north there is a small area of mixed-use buildings including Wembley Police Station, a fire station and Royal Mail delivery office.

In February 2024 a new modular Community Diagnostics Centre was opened in the wider site.



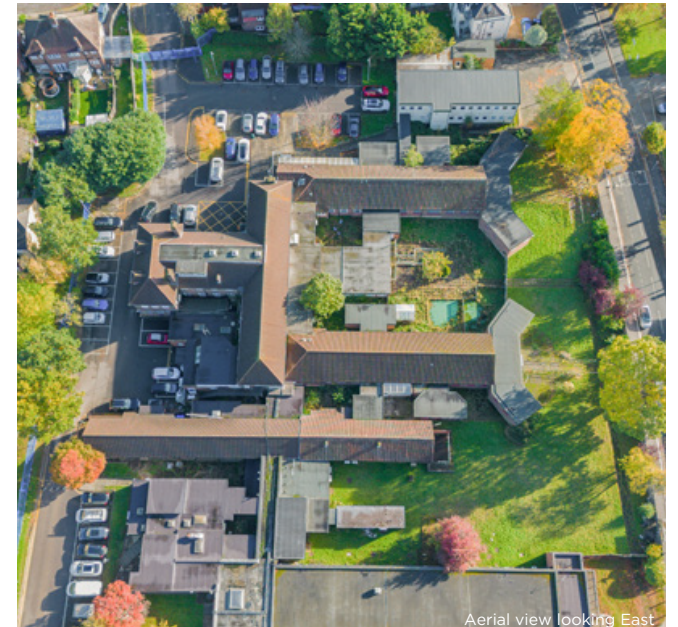
Aerial view looking South West



Aerial view looking South



Aerial view looking North West



Aerial view looking East

PLANNING

The property is located within the administrative boundary of the London Borough of Brent. The site is not located in a Conservation Area and there are no locally listed or statutorily listed buildings within or adjacent to the site.

A full planning history of the site is provided in a detailed note in the dataroom, provided by Avison Young.

DEVELOPMENT POTENTIAL

The site has development potential for residential use, but may suit other uses, subject to securing the necessary consents.

Tate Hindle have produced a number of residential scheme iterations which have been tested at pre-application stage and with the Quality Review Panel. The schemes presented range from approximately 85 - 100 units in buildings of 3-7 storeys. A further scheme which responds to the comments made by the Quality Review Panel is available in the data room.

DEVELOPER OBLIGATIONS

So as to enable the ongoing operation of the neighbouring NHS property, an incoming developer will be required to fulfil obligations in relation to the Wembley Practice and Car Parking. Further information is provided in the dataroom.



Proposed courtyard view (for indicative purposes only)



Proposed Chaplin Road view (for indicative purposes only)



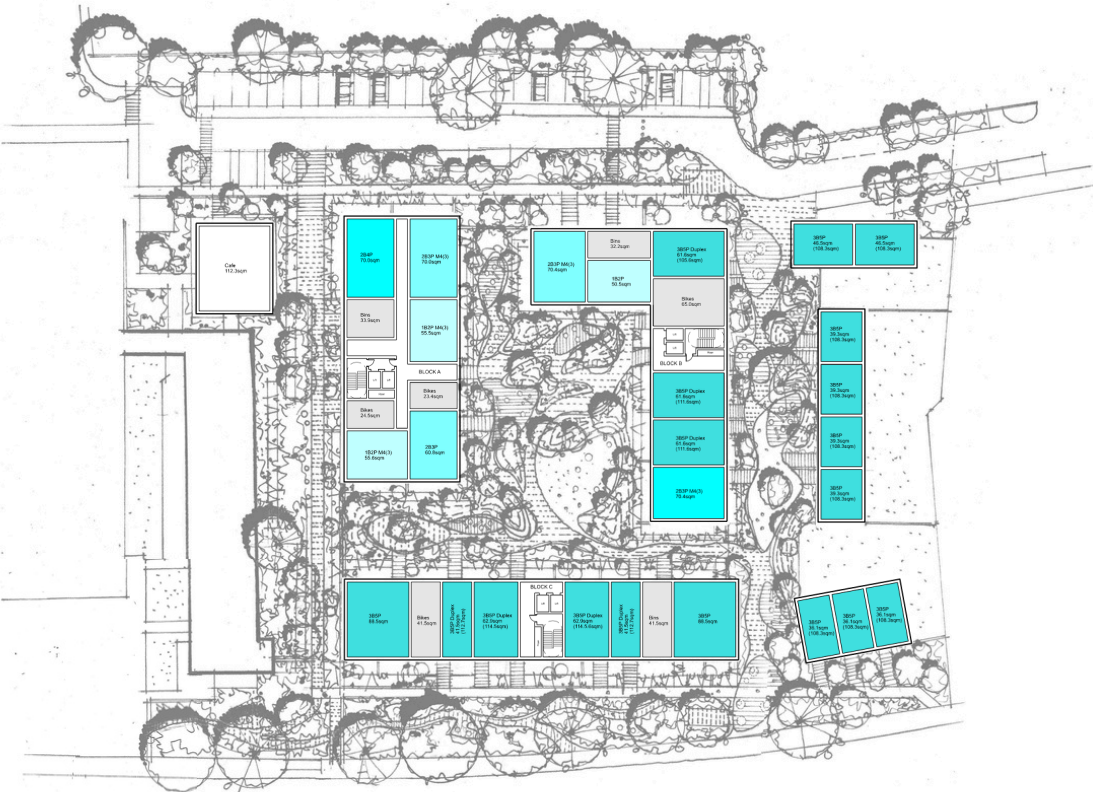
Proposed site view (for indicative purposes only)



Proposed community space (for indicative purposes only)

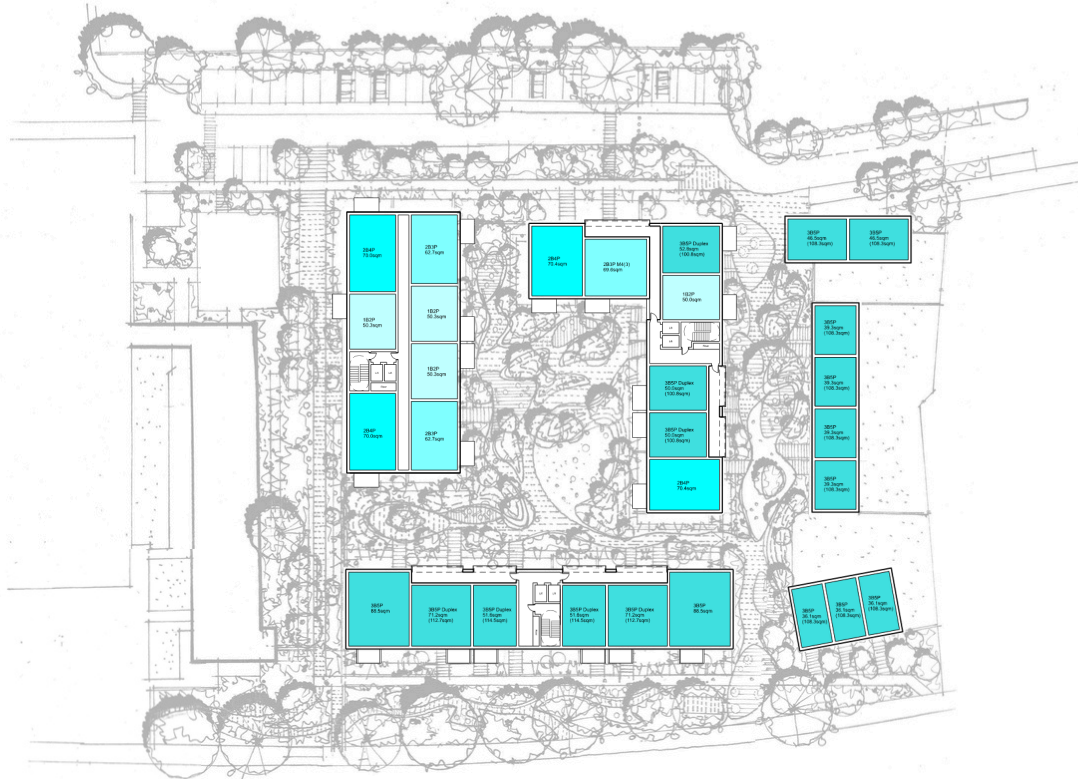
The latest residential scheme tested at pre-application and QRP comprised 94 units arranged over 4 to 6 storeys. Indicative floor plans are set out below:

GROUND FLOOR PLAN



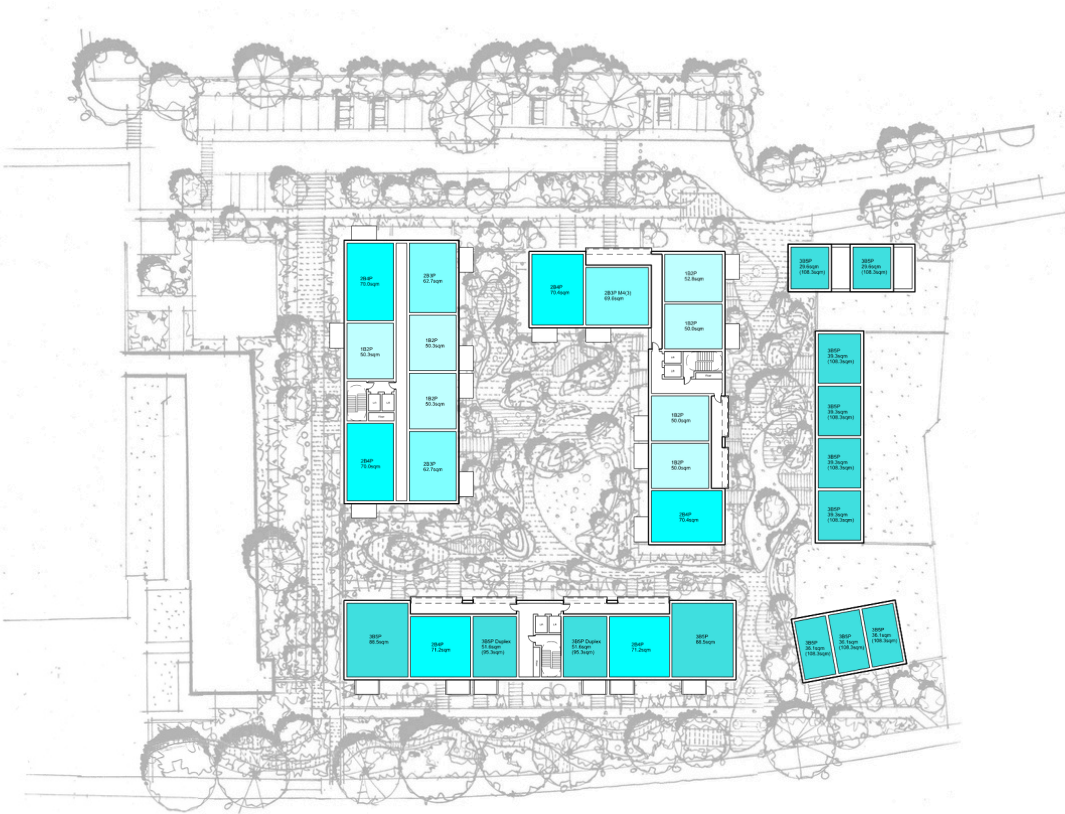
For indicative purposes only

FIRST FLOOR PLAN



For indicative purposes only

SECOND FLOOR PLAN



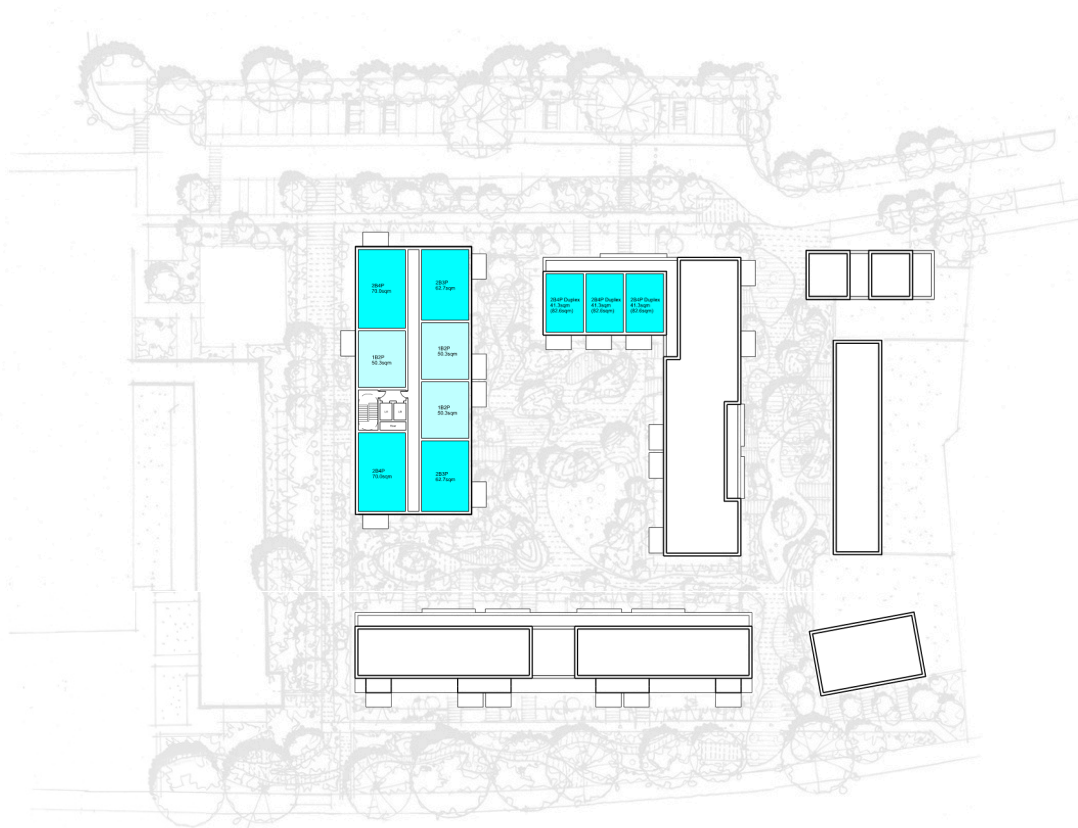
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THIRD FLOOR PLAN



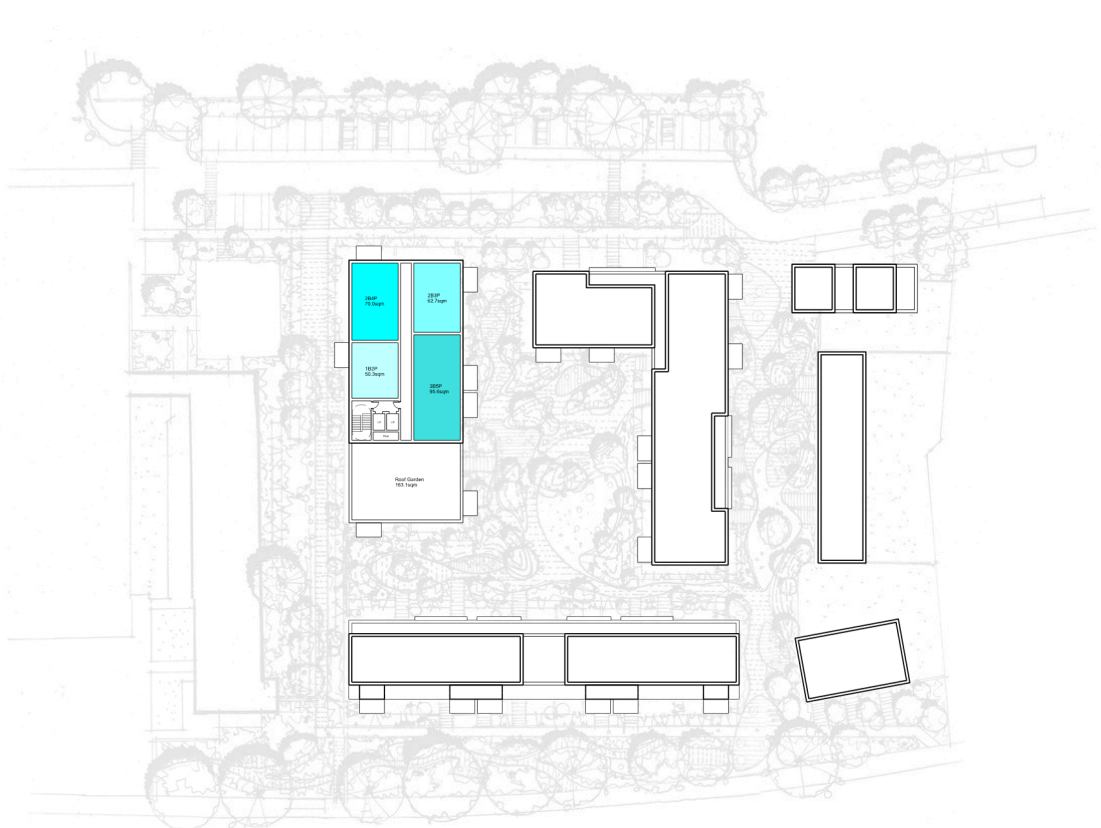
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FOURTH FLOOR PLAN

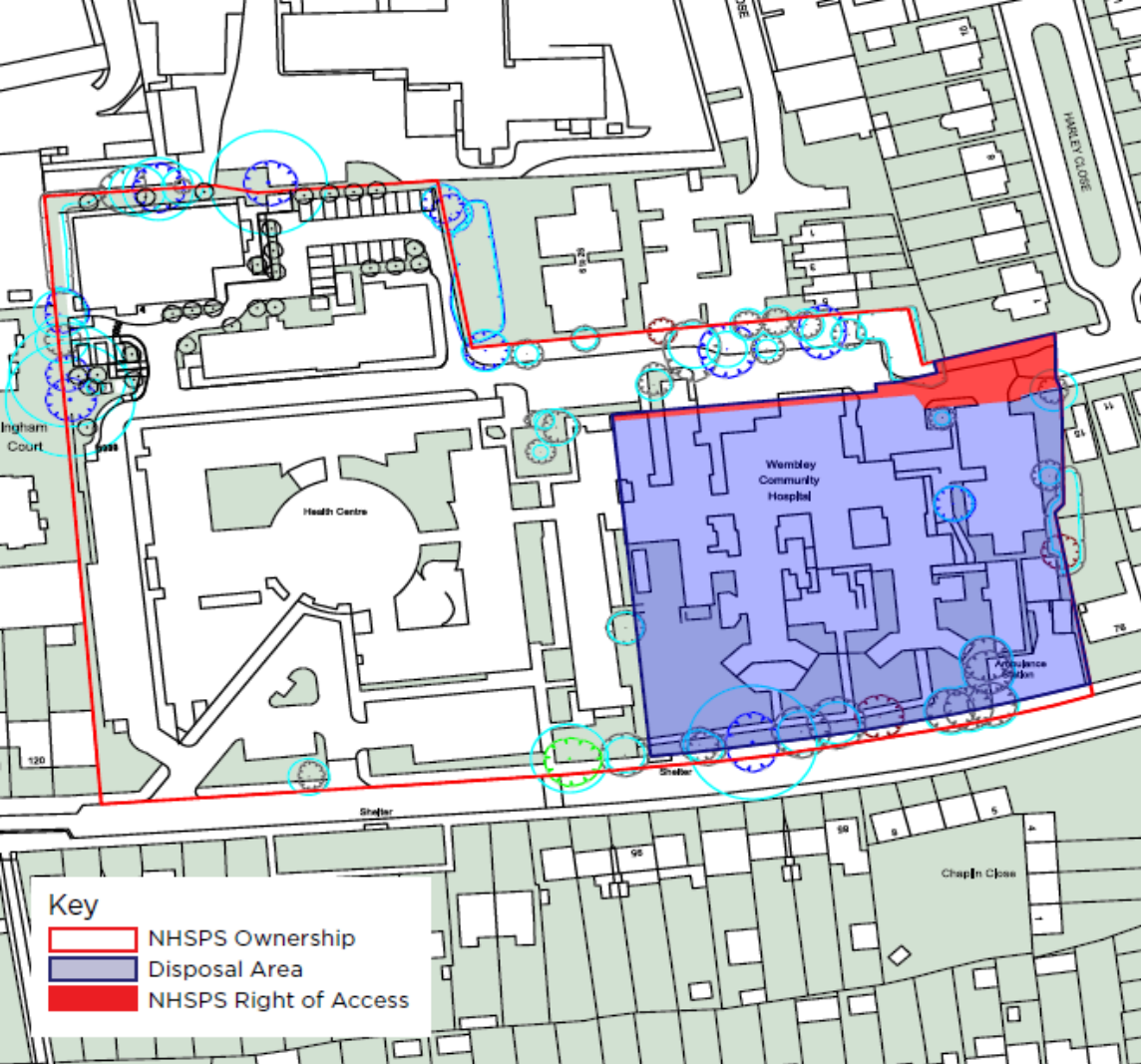


For indicative purposes only

FIFTH FLOOR PLAN



For indicative purposes only



Site Boundary for indicative purposes only

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TITLE AND TENURE

The site is registered freehold under the title number NGL700910 and will be sold with vacant possession.

METHOD OF SALE

The Property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest on a subject to planning basis.

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

VAT

We understand that the property is not elected for VAT.

VIEWINGS

The Property may be inspected strictly by appointment only through the vendor's sole selling agents, Savills.

FURTHER INFORMATION

Further information including planning, technical and legal documentation is available on the online dataroom at:

<https://sites.savills.com/WembleyCentreforHealth/>

CONTACT

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NHS

Property Services

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