

DOUGLAS WEBB SECTION HOUSE

546 Sipson Road, West Drayton, UB7 0JB



Key Highlights

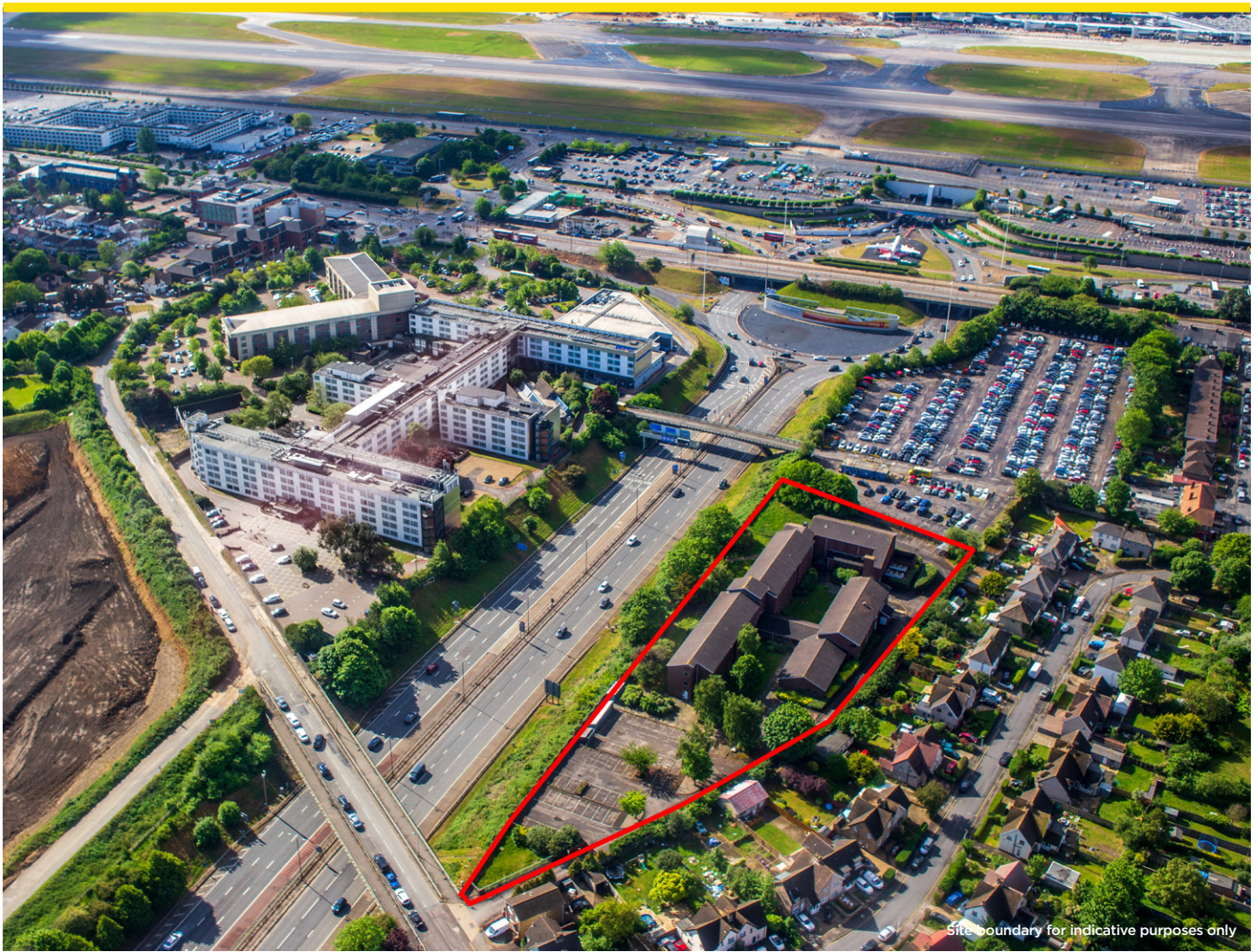
- Prominent West London development opportunity within the London Borough of Hillingdon.
- Existing site comprises a former section house within three connected buildings arranged around a central entrance and courtyard.
- The current lawful planning use of the site is considered to be C1.
- The site extends to approximately 0.97 hectares (2.39 acres) and benefits from planning permission for a 17,034 sq m (183,352 sq ft) GIA hotel comprising 302 beds and ancillary facilities.
- The site would appear suitable for a number of alternative uses, including Industrial, subject to securing the necessary consents.
- For sale freehold with vacant possession.

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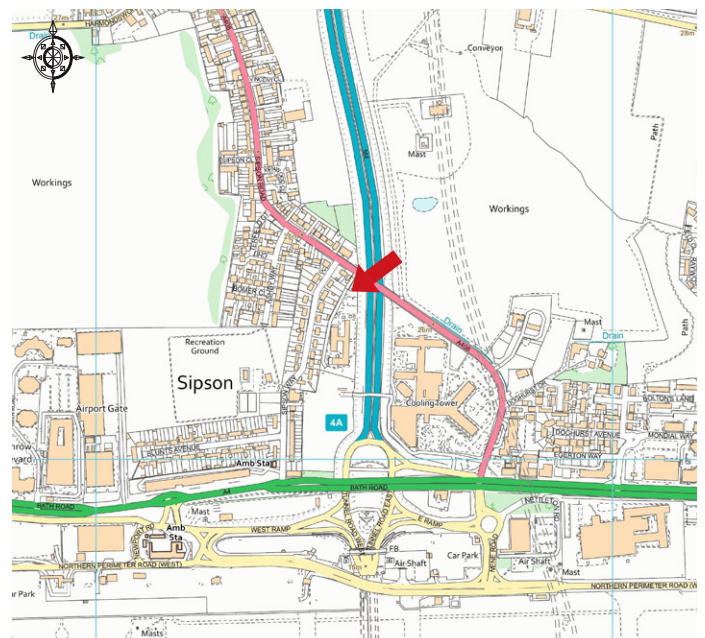
Site boundary for indicative purposes only

Location

Douglas Webb Section House is located on Sipson Way (A408) within the London Borough of Hillingdon. The property occupies a prominent position adjacent to the M4 and in close proximity to Heathrow Airport. The surrounding area is predominantly residential to the north and west, with an NCP car park located immediately to the south.

Connectivity

Hatton Cross Underground Station (Piccadilly Line) is located 2.8 miles south east of the property and provides access to Central London. Additionally, Hayes & Harlington station is located 2.5 miles north east of the property, providing GWR and TfL Rail services to the east and west. Hayes & Harlington will soon benefit from the Elizabeth Line, providing services to Bond Street in 20 minutes. The M4 motorway is accessible 0.5 miles from the property and links the M25 motorway at Junction 15, approximately 3.0 miles north west. A number of bus routes serve the local area.



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Description

The site is broadly triangular in shape and extends to approximately 0.97 hectares (2.39 acres). The property consists of a former police section house and comprises three connected buildings arranged around a central entrance and courtyard. The buildings vary in size with the main office building being ground

floor only, the section house over three floors and the southern building over basement, ground and part first floors. There is a car park at the north end of the site, which also forms part of the site entrance from Sipson Way. A row of mature trees run alongside the eastern boundary, partially protecting views and noise from the adjacent M4.

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Planning

Existing Use

The current lawful planning use of the site is considered to be C1.

Planning Permission

In August 2020, the London Borough of Hillingdon approved plans (Ref: 11068/APP/2020/1586) for:

Redevelopment including the demolition of the existing building and the erection of a new building ranging between 1 and 6 storeys to provide a 302-bedroom hotel (Use Class C1) with basement and ancillary facilities including restaurant, car parking, coach parking, hard and soft landscaping and associated works.

Full details of the proposed scheme, which has a total GIA of 17,034 sq m (183,352 sq ft), are available in the data room.

Alternative Uses

Beyond the existing hotel consent, the site would also appear suitable for a number of alternative uses, subject to securing the necessary consents. These include, but are not limited to:

- Industrial & Logistics
- Data Centre
- Residential
- Offices

A planning report produced by Savills London Planning Team is available within the data room.



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Method of Sale

The site will be sold by way of informal tender (unless sold prior). Further details will be provided at the appropriate time.

Viewings

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents. To arrange access please contact the sole selling agents.

EPCs

The EPC is available in the data room.

VAT

We understand the property is elected for VAT.

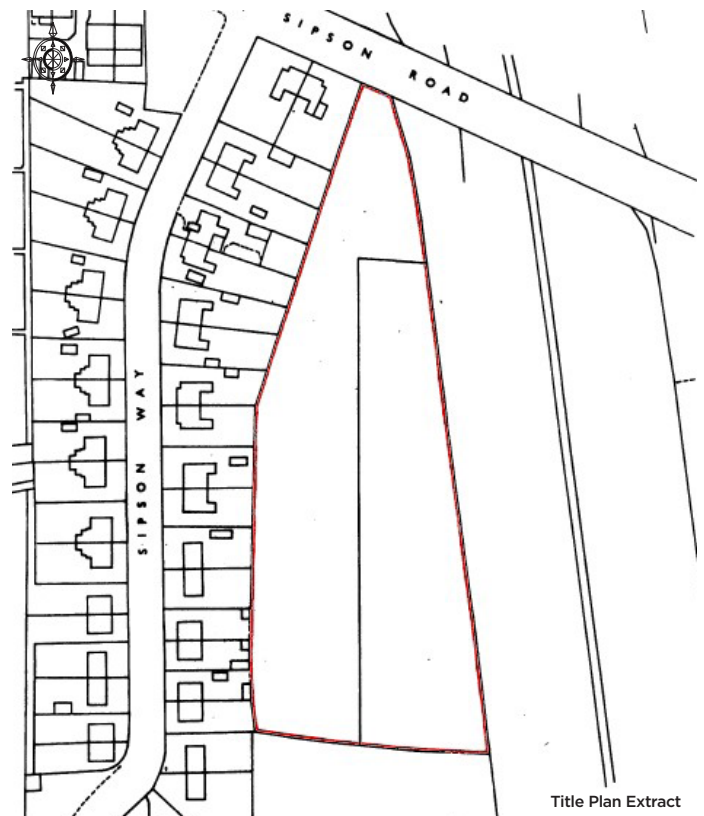
Title

Title no: NGL348768

The property is held freehold. Further Title information is available in the data room.

Further Information

For all further information, please visit the dedicated project data room: sites.savills.com/DouglasWebb



Title Plan Extract

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