

# Elthorne Village

Mixed-Use Residential Led  
Development Opportunity

For Sale on behalf of  
Fixed Charge Receivers



Begbies Traynor



VANDERMOLEN  
REAL ESTATE



A rare opportunity to acquire a freehold mixed-use residential led development opportunity, being a site of approximately 0.77 hectares (1.9 acres) along the River Brent with views over Brent River Park and Elthorne Park.

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CGI of consented scheme

# Elthorne Village

213 new homes

7 x studios

102 x one beds

89 x two beds

7 x three beds

8 x three bed townhouses

Approximate residential NSA  
of 13,131 sq m (141,342 sq ft)



# Elthorne Village

2,213 sq m (23,821 sq ft)  
GIA of commercial space  
at ground floor with 1,941  
sq m (20,893 sq ft) GIA at  
Mezzanine level



# Elthorne – Village



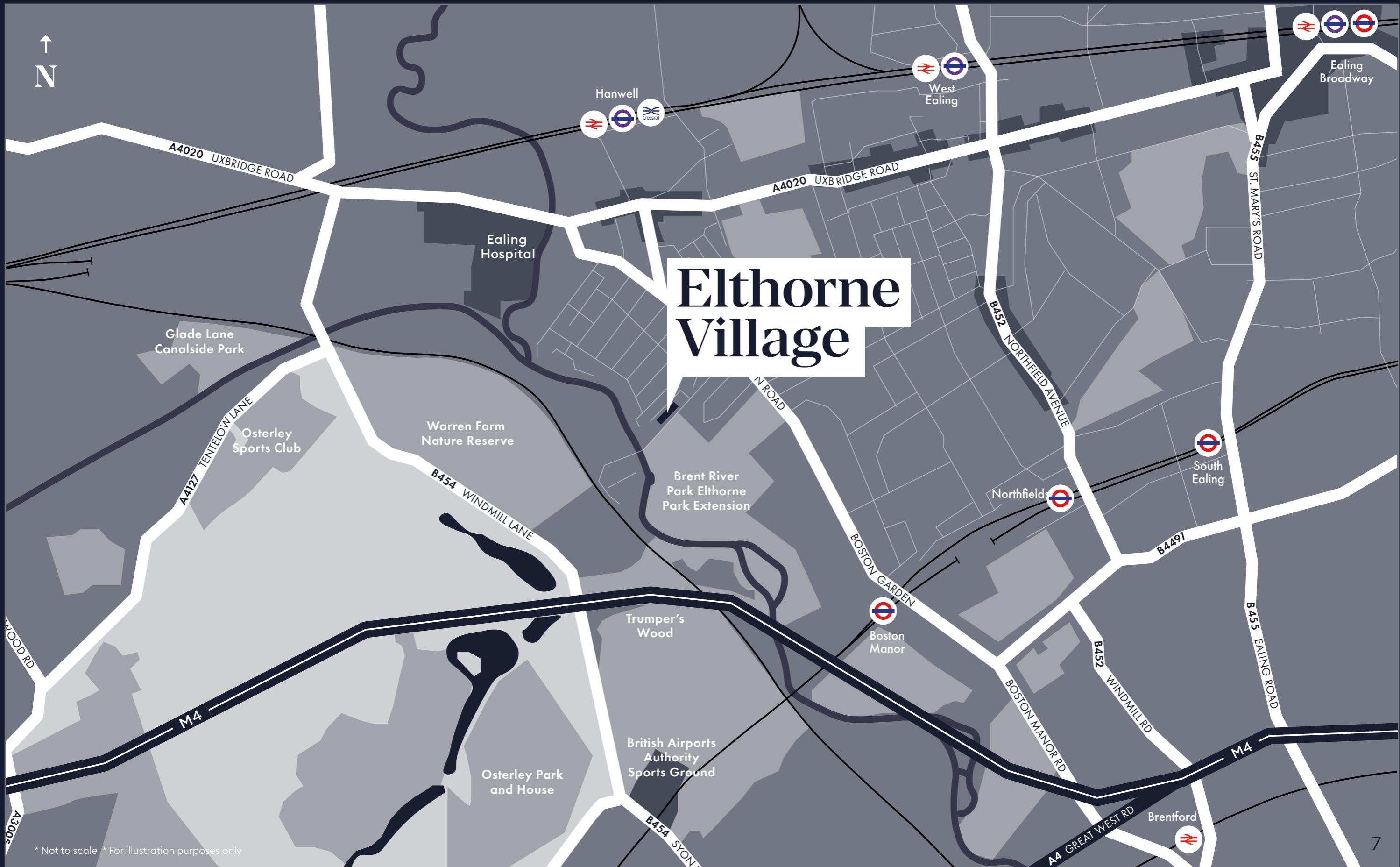
# The site is located within the London Borough of Ealing adjacent to the Brent River Park in West London.

Elthorne Village occupies a rectangular site bound by Belvedere Road to the North East and North West, Trumpers Way and Brent River Park to the South East, and the Hanwell Lock development to the South West.

The surrounding area comprises a mixture of residential houses and apartments, light industrial accommodation and community parkland.

Nearby Hanwell, West Ealing and Boston Manor provide an array of amenities including supermarkets, local and national shops, restaurants, bars and cafés. There is ample open green spaces including Brent River Park, Warren Farm Meadow, Boston Manor Park, Osterley Park and House, Glade Lane Canalside Park and Brent Lodge Park. A number of schools are situated close by including Elthorne Park High School and Ealing Fields High School. In addition, the University of West London Brentford Site is situated 3.06 km (1.9 miles) southeast of the site and Ealing Hospital is located 0.97 km (0.6 miles) northwest of the site.





# Elthorne Village is within walking distance of a number of London Underground and Overground Stations including Boston Manor Station (0.9 miles), Hanwell Station (1 mile), and West Ealing (1.3 miles).

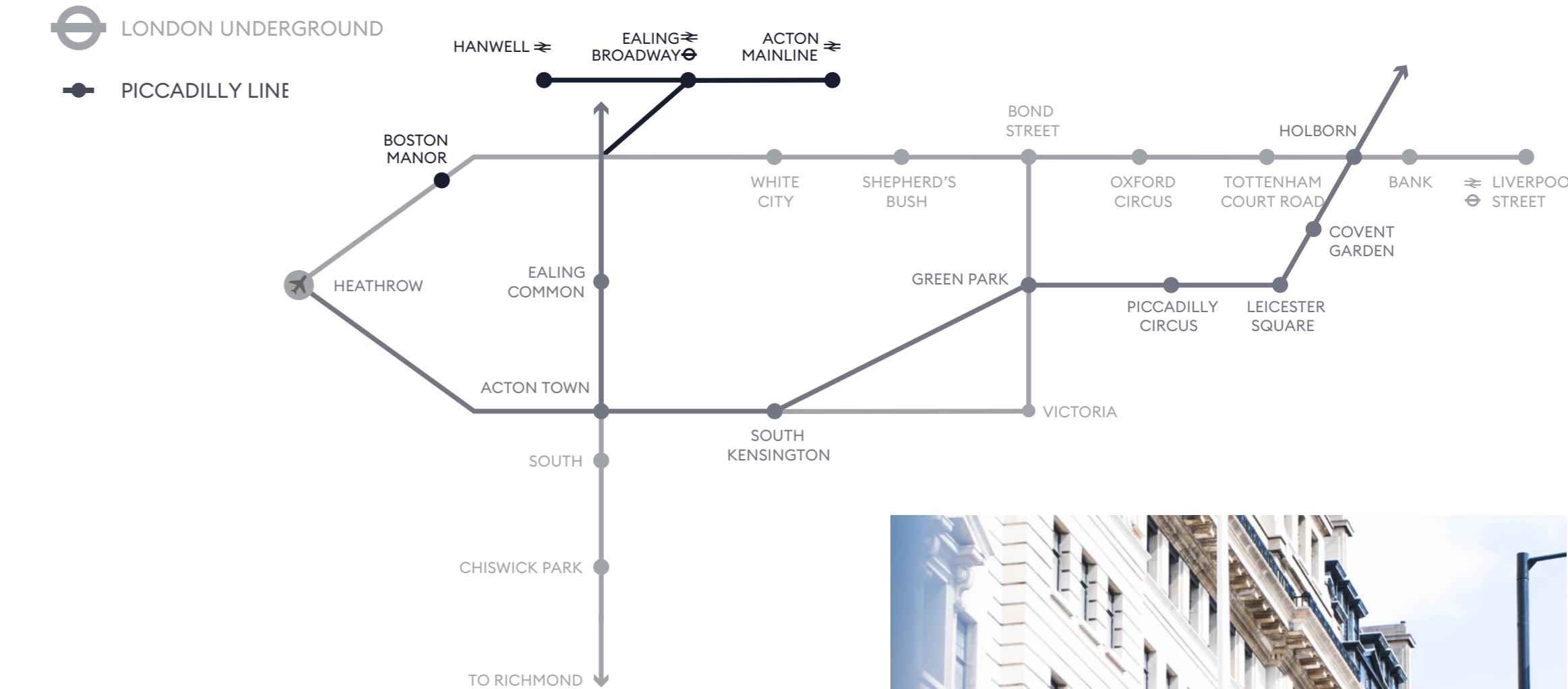
These provide connections into Central London via the Piccadilly Line, TFL Rail, Chiltern Railways, Great Western Railways and Crossrail services. Hanwell Station is less than a one mile walk north of the property and will benefit from the Crossrail Line, reducing journey times into Central London and Heathrow Airport. Journey times from Hanwell station will be reduced to 17 minutes to Bond Street, 24 minutes to Liverpool Street, 14 minutes to Paddington, 14 minutes to Canary Wharf and 11 minutes to Heathrow Airport.

Located just 2.6 km (1.6 miles) from the A4 and M4, the site benefits from excellent road connections providing routes to the West, into Central London and links to the A406 and M25. Bus stops can be found on Boston Road, providing regular services to Hanwell Station and Boston Manor Underground Station as well as services to Ealing Broadway, Brentford, and other destinations around West London.

Heathrow Airport is situated 10 km (6.3 miles) west of the site and is easily accessed directly via the Piccadilly Line with a journey time of approximately 19 minutes from Boston Manor Station, or by car (32 minutes). On Crossrail this journey time is reduced to 11 minutes from Hanwell Station.

## Crossrail Elizabeth Line

(4 Stops to Paddington)



# The Site

The site comprises a rectangular plot extending to approximately 0.77 hectares (1.9 acres). However, the planning application includes part of Trumpers Way and Belvedere Road. The existing site is currently vacant with the buildings formally on site demolished.

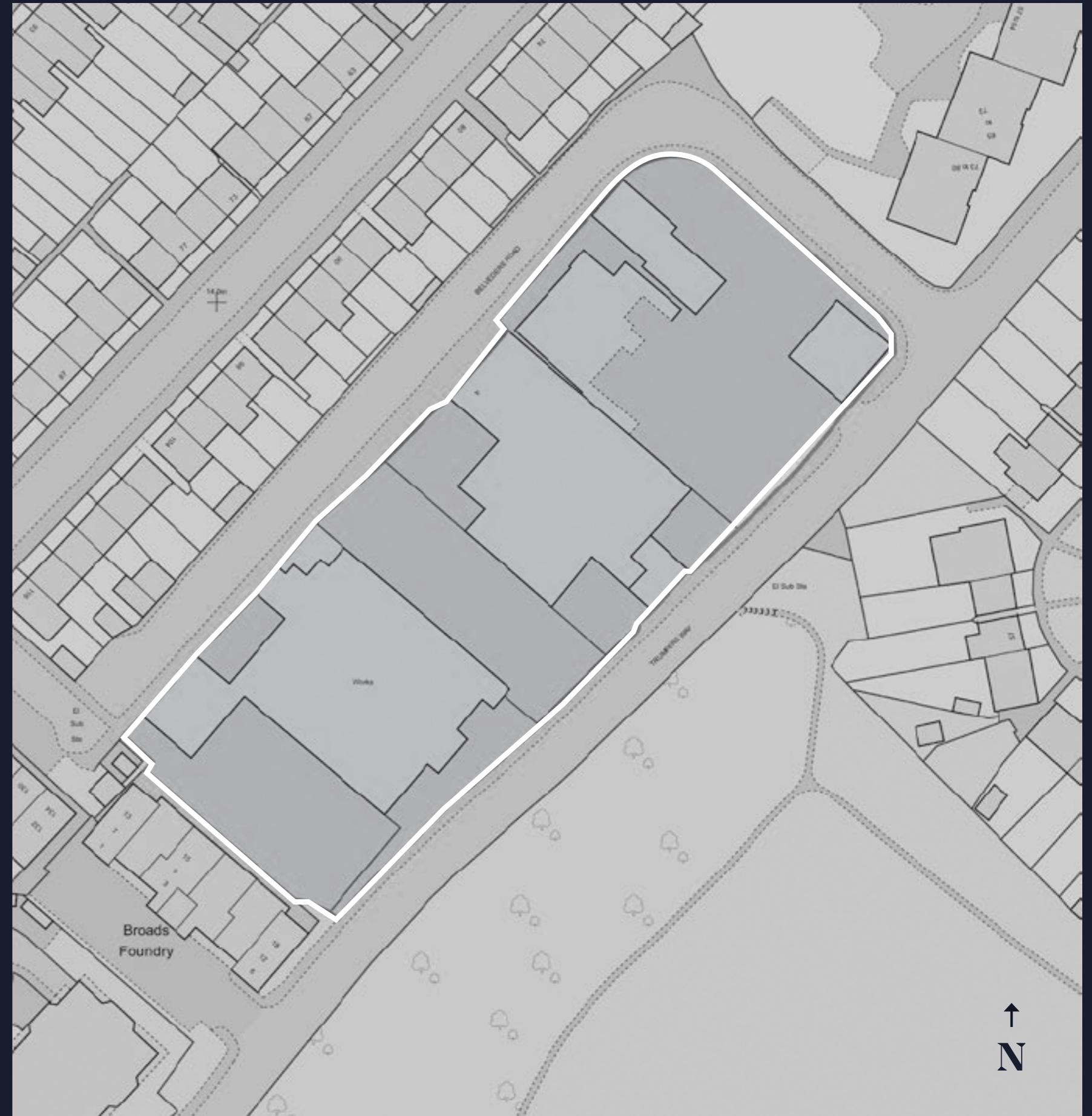
There is fencing around the perimeter with six gated access points and the majority of the site is paved with tarmac or concrete. The topography of the site slopes downwards at the southern corner, with a fall across the site of approximately 3 metres.

## Tenure

The site is held Freehold under various Title Numbers:  
NGL590290, MX149888, MX42494,  
NGL410418, MX170753, MX469988,  
MX84720, AGL345819.

## Tenancy

The site is to be sold freehold with the benefit of vacant possession and an implemented planning consent.



# Elthorne Village

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# Planning

The property is situated within the London Borough of Ealing.

Planning consent was granted on 31st July 2020 (Ref. 184014FUL) for the demolition of the existing buildings and redevelopment of the site to comprise a mixed-use development including 213 dwellings and 4,035 sq m (43,432 sq ft) GEA of commercial space (use class B1(b), B1(c), and B8) arranged over the ground and mezzanine floors.

A further application was made and granted (Ref: PP-12418955) in November 2023 for a Non-Material Amendment in (S96a) providing an additional stair and lift core to address changes in fire regulations and consequential changes to floor layouts and external elevations, as well as alterations to the quantum of industrial space.

All pre-commencement conditions have now been discharged and the site is cleared and the planning consent implemented.

The residential accommodation comprises 8 two-storey townhouses with an approximate NSA of 1,008 sq m (10,850 sq ft) and 205 flats arranged within four blocks (A-D) over the 9-12 upper floors extending to approximately 12,123 sq m (130,492 sq ft) NSA. The proposed development comprises 35% affordable housing provision on a habitable room basis. Of these, 76% are proposed as shared ownership units (3,286 sq m / 35,371 sq ft NSA) and 24% affordable rent (1,251 sq m / 13,466 sq ft). All affordable units are to be located within Blocks B and C.

There are off street servicing areas proposed for the commercial use, and basement and ground floor level parking for 100 car spaces for the residential accommodation use.



CGI of consented scheme



CGI of consented scheme

# Typical Floor Plan

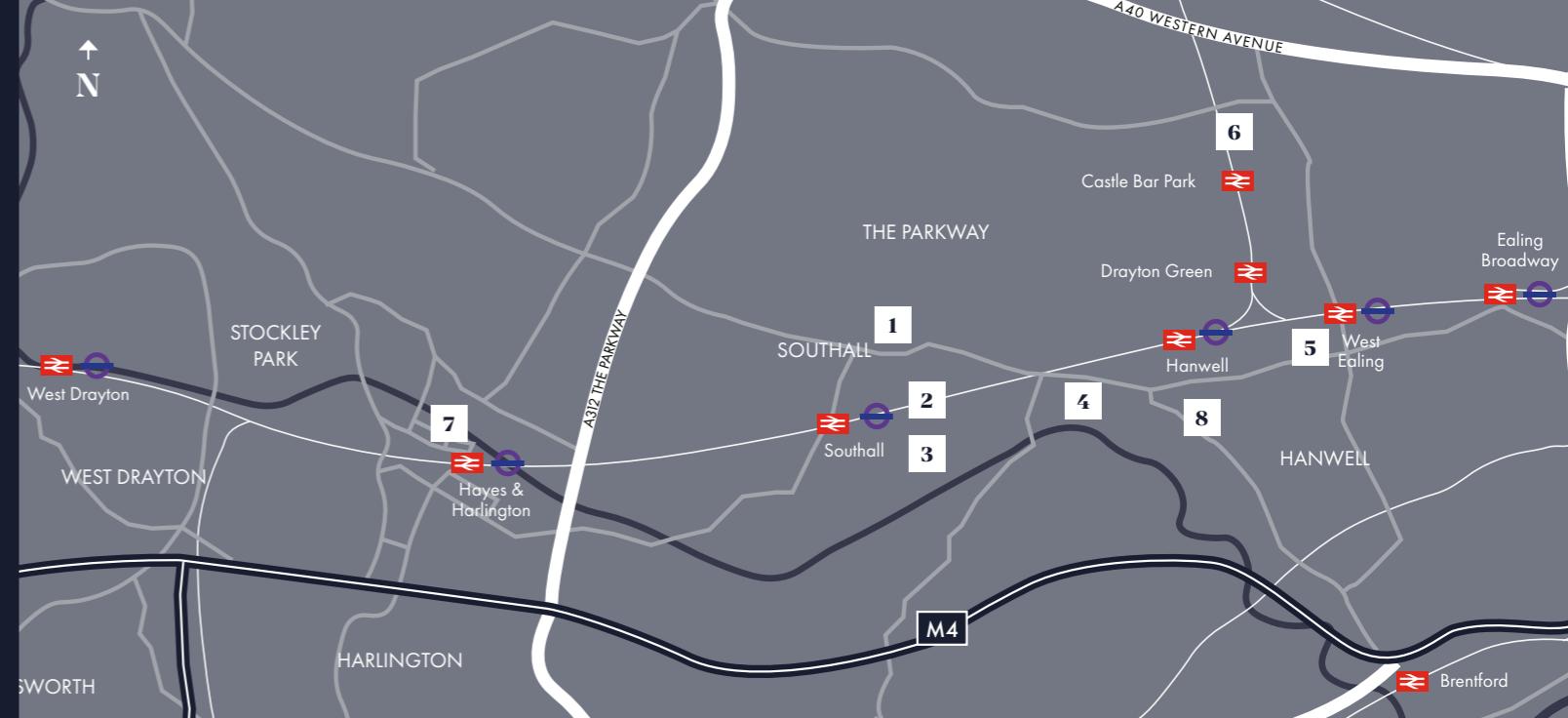
## Showing the Residential Layout



\* Not to scale \* For illustration purposes only

# Residential Market

West London is currently experiencing a significant period of development activity, driven by the new Crossrail services.



1 Rub1x (The White Hart), Southall

Developer	Mackenzie Homes
Status	Completed Q3 2020
No of units (AH %)	139 residential units (30% AH)
Average PSF (Asking)	£590



2 The West Works, Southall

Developer	Redrow
Status	Under Construction
No of units (AH %)	308 Residential Units (50%)
Average PSF (Asking)	£560



5 Green Man Lane Estate, West Ealing

Developer	A2Dominion
Status	Under Construction
No of units (AH %)	136 Residential Units (45% AH)
Average PSF (Asking)	£780



6 Copley Close, Ealing

Developer	Hill
Status	Under Construction
No of units (AH %)	280 Residential Units (40% AH)
Average PSF (Asking)	£594



3 Greenview Court, Southall

Developer	Galliard Homes
Status	Under Construction
No of units (AH %)	170 Residential Units (30% AH)
Average PSF (Asking)	£678



4 St Bernard's Hospital, Hanwell

Developer	Catalyst
Status	Completed, on the market
No of units (AH %)	100 Residential Units (0% AH)
Average PSF (Asking)	£614



7 The Old Vinyl Factory - 6, Hayes

Developer	Crest Nicholson
Status	Under Construction
No of units (AH %)	81 (0% AH)
Average PSF (Asking)	£584



8 Hanwell Square, Hanwell

Developer	Fabrica
Status	Under Construction
No of units (AH %)	333 (35% AH)
Average PSF (Asking)	£731

# For further information please contact the joint sole agents Vandermolen Real Estate or Savills on the details below.

## Vandermolen Real Estate

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## Savills

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### Proposal

Offers are invited for the freehold interest, subject to contract only.

### S106

The S106 payments payable are estimated at £1,300,515.48 subject to indexation.

### CIL

The CIL contributions have been confirmed by the council via liability notice as £937,312.22.

### Viewings

By way of appointment only by the sole selling agents.

### Further Information

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

### VAT

The property is elected for VAT.

### The Misrepresentation Act 1967.

Vandermolen RE for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. December 2023

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R E A L E S T A T E





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