

POTENTIAL DEVELOPMENT SITE FOR A SINGLE DWELLING

Land to rear of 56 Briarwood Drive, Northwood Hills, Middlesex, HA6 1PW

INDICATIVE ONLY

ROBSONS

LAND & NEW HOMES

AN OPPORTUNITY TO ACQUIRE A PLOT OF LAND THAT COULD BE SUITABLE FOR A RESIDENTIAL LEAD SCHEME (SUBJECT TO THE PLANNING PERMISSION AND CONSENTS)

LOCATION

Northwood & Northwood Hills provide a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres.

TREE PRESERVATION ORDERS (TPOS)

We understand a number of the trees on the site are subject to TPOs. Interested parties should make their own enquiries via the local authority and/or their solicitors.

BOUNDARIES & FENCING POSITIONS

We have not undertaken a detailed survey of any of the boundaries. Interested parties are advised to make their own enquiries via their own representatives.

CONTAMINATION & SOIL SURVEY

We have not carried out a land contamination survey. Interested parties should make their own enquiries.

HEALTH & SAFETY

Whilst undertaking inspection we would ask you to be as vigilant as possible for your own safety. Children are not allowed on site and sensible footwear must be worn at all times.

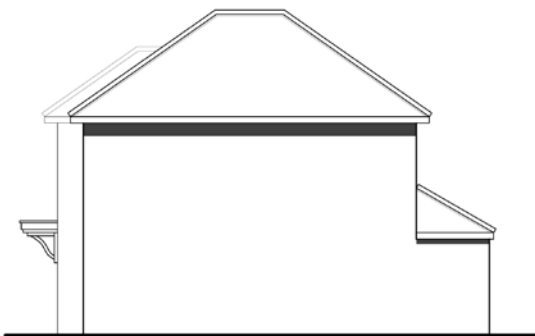
PLANNING

Interested parties will need to make their own enquiries in respect of any matters relating to planning as we are unable to comment. Our clients will consider conditional and unconditional bids, subject to contract & planning. The plans shown are from a previous failed application. Planning ref: 19486/app/2021/3500.





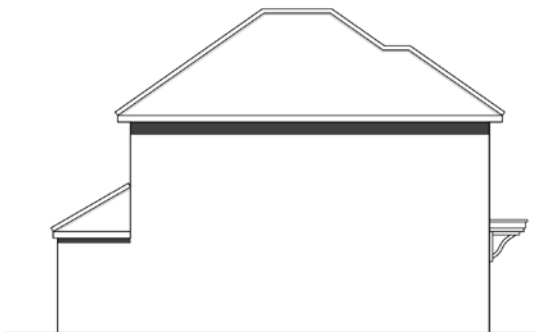
West



South

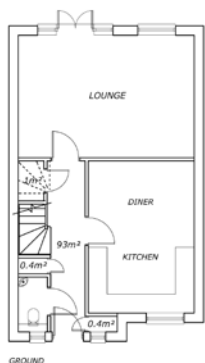


East

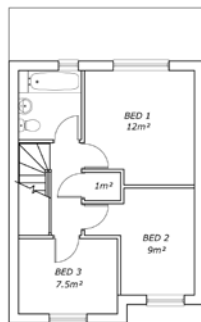


North

indicative only



GROUND



FIRST

indicative only



DISCLAIMER

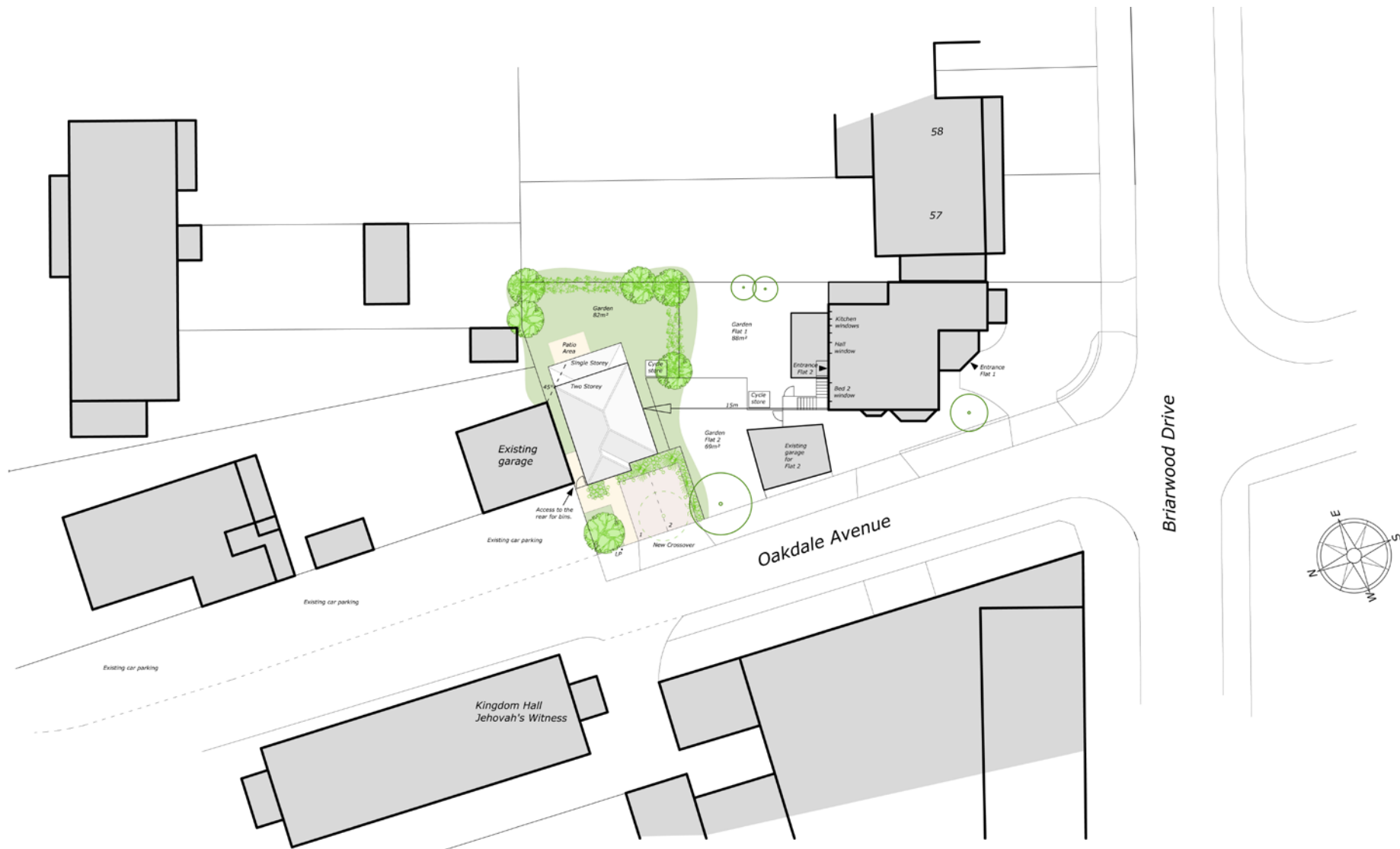
Please note: the images are for illustrative purposes only and are not to scale. The plans are for a proposed scheme, which was rejected, therefore, the architect's drawings accuracy cannot be guaranteed or warranted, are not to scale and are indicative only. Therefore we would advise interested parties to obtain verification from their own advisers. The plans should be used for general guidance only and do not constitute, in whole or in part, an offer or contract. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value the property. The plot measurement and Ordnance Survey extract has been sourced from Promap and the accuracy cannot be guaranteed and are not to scale. Interested parties should make their own enquiries of the same. In terms of planning, we are not in a position to provide any form of commentary, guarantee or assurance in relation to the likelihood of success should a residential or commercial application be presented to the Local Authority for consideration. It is incumbent on any potential purchaser to satisfy themselves as to the suitability of the site for their own purposes.

Guide Price: £200,000 - subject to planning

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Energy Efficiency Rating: N/A



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