

# 3 VIVEASH CLOSE

Hayes, London UB3 4RY



## Key Highlights

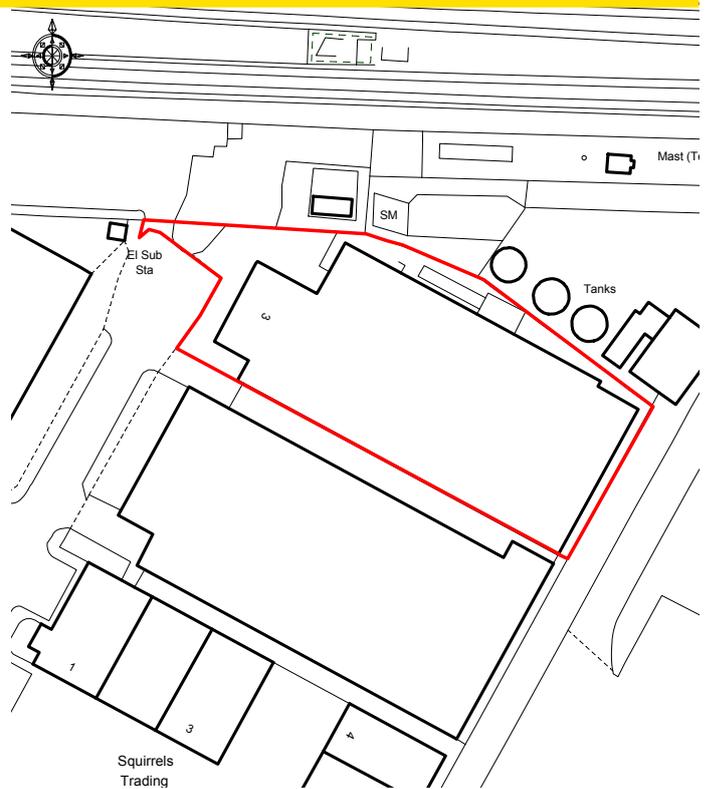
- 0.23 hectare (0.57 acre) site in Hayes, West London
- Within 150 metres of Hayes and Harlington station, soon to operate Elizabeth Line (Crossrail) services
- Existing warehousing facility with ancillary offices, totalling circa 2,335 sq m (25,134 sq ft) GIA
- Potential for redevelopment to suit various uses, including residential, subject to the necessary consents
- Site forms part of a wider strategic allocation for comprehensive regeneration of the area
- Offers invited for the freehold interest on an unconditional basis

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## Location

The site is located in Hayes, an established West London suburb that falls within the London Borough of Hillingdon. Hayes and the surrounding areas of Southall to the east and West Drayton to the west are currently experiencing significant regeneration and inward investment, brought about in part by the imminent arrival of the Elizabeth Line.

Hayes Town Centre is situated approximately 0.8 km (0.5 miles) to the north of the site and provides a range of local amenities. Meanwhile, the site is conveniently located within 0.3 km (0.2 miles) of three supermarkets, including an Asda Superstore.

The site benefits from good transport accessibility as evidenced by its current PTAL rating of 4. The site is situated within 100 metres of Hayes & Harlington Station, which currently provides regular services to London Paddington (22 minutes), Reading (42 minutes) and Heathrow Airport (13 minutes) (source: [www.nationalrail.co.uk](http://www.nationalrail.co.uk)). Local rail services are to be significantly enhanced with the arrival of Elizabeth Line, which will provide improved accessibility to Central London with up to 10 services per hour.

## Description

The site currently comprises an existing warehousing facility with ancillary offices totaling circa 2,335 sq m (25,134 sq ft) GIA and is occupied by a food distribution business. The existing warehouse premises occupy the majority of the 0.23 hectares (0.57 acres) and are arranged in two adjoining bays which extend to two storeys at their highest point.

The site is situated at the north end of Viveash Close, a cul-de-sac which at present is characterised by low rise industrial warehousing but which is set to undergo a significant residential-led regeneration under Site Allocation SA5 of the emerging Hillingdon Local Plan Part 2.

The site is bound to the west by Viveash Close, beyond which is 233-236 Nestles Avenue - a multi-let industrial estate which benefits from a resolution to grant planning permission for a mixed-use scheme, including 457 residential units across 4 blocks, extending up to 11 storeys. Meanwhile, immediately to the north and east the site is the former Nestle Factory site, which is being redeveloped by Barratt Homes to provide 1,386 residential units. To the south of the site are existing 1-2 storey industrial properties..

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Artist's impressions - For Illustrative purposes only

## Planning

The site falls under the jurisdiction of the London Borough of Hillingdon. It is not located within a Conservation Area and the buildings are not designated as Listed, either locally nor statutorily. The site is within the wider Nestles Avenue Industrial Cluster, as designated in the Hillingdon Saved Unitary Development Plan Policies. However, the site has been allocated within the emerging Local Plan Part 2 for redevelopment to provide residential and commercial floorspace.

Planning application (Ref: 36678/APP/2017/1774) was refused in July 2019 for the following development:

“Demolition of the existing building (Use Class B8) and the redevelopment of the site to include the erection of a part 8, part 10 storey building linked by podium level comprising 68 residential units (21 x 1 bedroom, 24 x 2 bedroom and 23 x 3 bedroom) (Use Class C3) and 1620 m2 commercial floorspace at ground, mezzanine and first floor levels (Use Class B1) with associated parking and landscaping”

In their respective reports following the subsequent appeal, the Planning Inspector and Council accepted that the principle of redevelopment for a mixed-use scheme is supported by virtue of the site's allocation. In addition, the following key principles of the proposal are considered to have been accepted by officers and the inspectorate:



1. The broad bulk, scale and massing, should a more comprehensive scheme come forward;
2. The proposed housing mix and layout of units;
3. A sub-policy level of private and communal amenity space across the site;
4. A sub-policy level of car parking (residential ratio of 0.5 and 1 space per 102 sq m for commercial);
5. Acceptance of car stackers to help minimise land take; and
6. Acceptance of residential next to existing industrial in terms of noise impact.

Please contact either Matthew Roe (07730 064234) or Bethan Hawkins (07849 848236) at ROK Planning to discuss this further.

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## Tenure

The property is for sale freehold.

Vacant Possession will be delivered on completion.

## EPC

EPCs will be provided on the dataroom.

## VAT

The property is elected for VAT.

## Viewings

The site can be viewed from the boundary. If you would like to inspect the buildings internally, please contact the selling agents to make an appointment.

## Method of Sale

The property is for sale by way of informal tender (unless sold prior).

## Dataroom

Further information can be found on the online dataroom:

[www.savills.co.uk/viveashclose](http://www.savills.co.uk/viveashclose)

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## Contact

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