



Elmgrove Road, Harrow

FOR SALE
FREEHOLD

ELMGROVE ROAD,
HARROW, HA1 2ED

INCOME-PRODUCING INVESTMENT /
DEVELOPMENT OPPORTUNITY

savills

VANDERMOLEN
REAL ESTATE

An unconsented investment/development opportunity in Harrow with significant potential.

Executive Summary

- Approximately **0.31 hectare (0.76 acres)** site comprising a 2 storey detached warehouse with two yards, currently generating **£168,000 per annum** on a 5-years lease commenced in May 2024.
- Potential for redevelopment to various alternative uses, subject to obtaining the necessary planning consents.
- The existing warehouse extends to 2,138 sq. m. (**23,012 sq. ft.**) GIA.
- Situated approximately **0.95 km (0.7 miles)** South of Harrow & Wealdstone Station, and **1.7 km (1.1 miles)** North East of Harrow on the Hill Station.





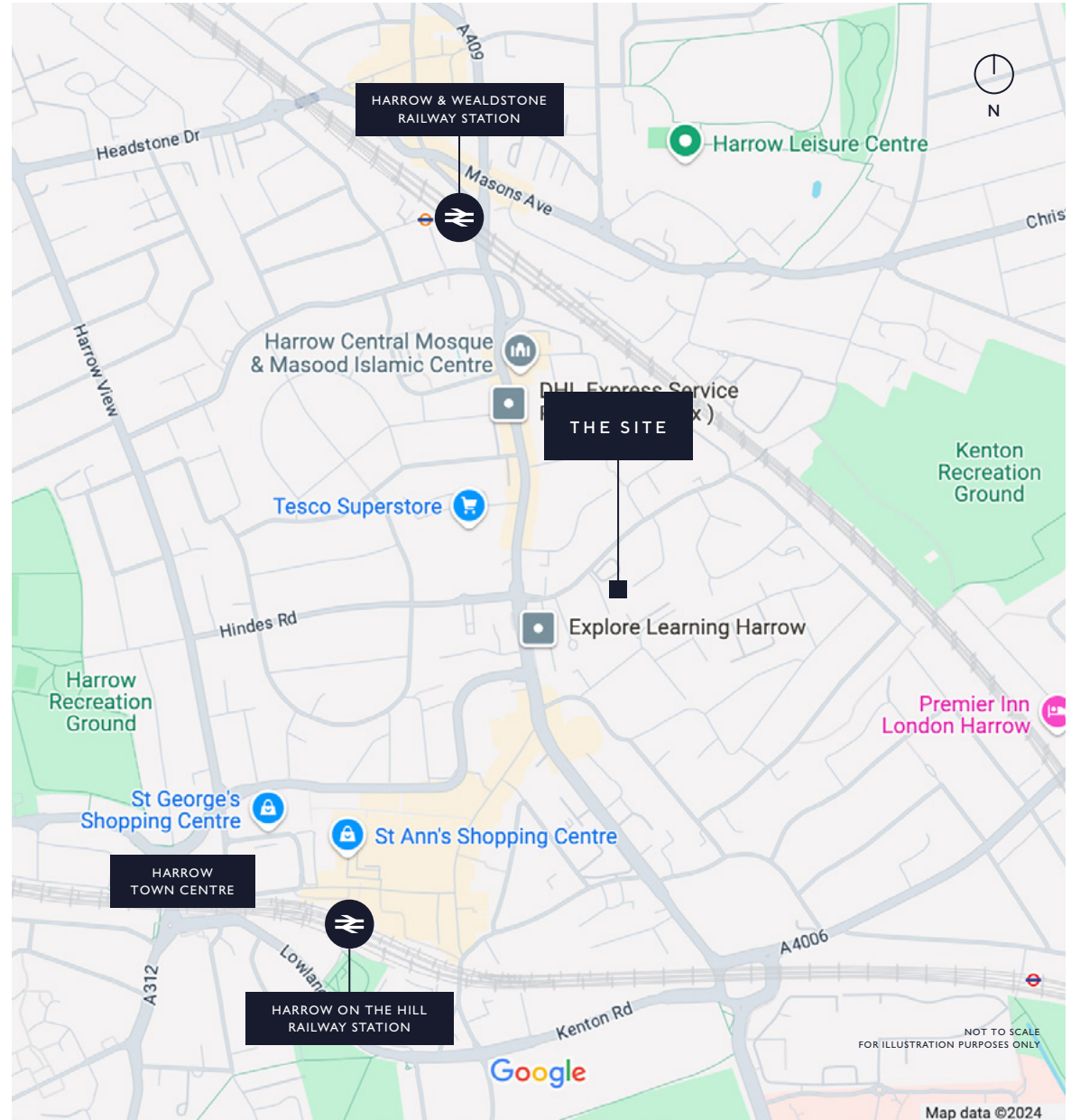
FRONT OF EXISTING BUILDING

Location

The site is located on **Elmgrove Road, Harrow** which falls within the London Borough of **Harrow**.

The property is well located to public transport. **Harrow & Wealdstone Station** is situated 0.95 km (0.7 miles) North of the site and provides direct access to a number of Central London locations including Paddington (28 minutes), Oxford Circus (36 minutes), and London Waterloo (44 minutes) via the Bakerloo Line (Source: CityMapper). Harrow & Wealdstone is also serviced by the Overground Line, Southern Railway, and the West Midlands Railway providing routes to several other UK destinations such as Watford, Croydon, and Milton Keynes. **Harrow on the Hill Station** is situated 1.7 km (1.1 miles) South of the site. Elmgrove Road offers significant connectivity benefits by providing convenient access to major arterial routes such as the M1 (5.2 miles) and A41 (4.3 miles).

Elmgrove Road is within close proximity to both Station Road, and the town centre which hosts an abundance of shops, supermarkets, and restaurants. Notable retailers amongst others include Tesco Superstore, Pret A Manger, and Nandos. The site also benefits from a number of natural open greenspace with Kenton Recreation Ground, Harrow Recreation Ground, and Northwick Park all located within 1.5 miles of the property.



Planning and Development Potential

The property which extends to **0.31 hectare (0.76 acres)** falls within the jurisdiction of the London Borough of Harrow and is situated at the rear of a cul-de-sac towards the south of Elmgrove Road.

The site, previously a Royal Mail delivery office, comprises a 2 storey detached warehouse leased to a Car Mechanics and MOT Centre on a 5-years term with no breaks which commenced on 20th May 2024 and generates **£168,000 per annum**.

Planning History

- Reference: P/5049/19 for the “redevelopment to create 3-6 storey building for up to 60 flats and commercial space at ground floor; Refuse and Cycle Storage; Vehicle and pedestrian access.” – REFUSED.
- Reference: P/4527/20 for the “demolition for existing building and the erection of a mixed-use building, up to 5-storeys, including commercial floorspace (non-residential community use) at ground floor level and up to 41 dwellings above, with associated access from Elmgrove Road, parking, landscaping, and associated infrastructure.” – REFUSED

Both planning applications were refused on a similar basis:

1. No justification of the loss of protected employment floorspace.
2. Failure to demonstrate the proposed scheme can be accommodated on the site without over-massing, loss of light, and amenity.

In broader terms, we are of the opinion the site has scope for redevelopment, however, any future applications will require fine tuning and further emphasis on the points above. Both decision notices on the previous planning applications can be found in the data room.

There is potential for a number of different uses which could be further investigated including:

- Private residential for sale
- Affordable housing
- Co-living
- Leisure
- Day Nursery
- Healthcare
- Industrial
- Logistics



Local Residential Commentary

1. Kap House

Elmgrove Road, HA1 2QG
Conversion of offices (Class B1a) to 73 self-contained flats (Class C3). Construction was completed and all the units were let and retained by the developer.



2. Kirkfield House

118 Station Road, HA1 2RL
Conversion of offices (Class B1a) to 45 self-contained units (Class C3). Planning permission was also granted for a further 8 new build flats in two additional floors for a total of 53 apartments.



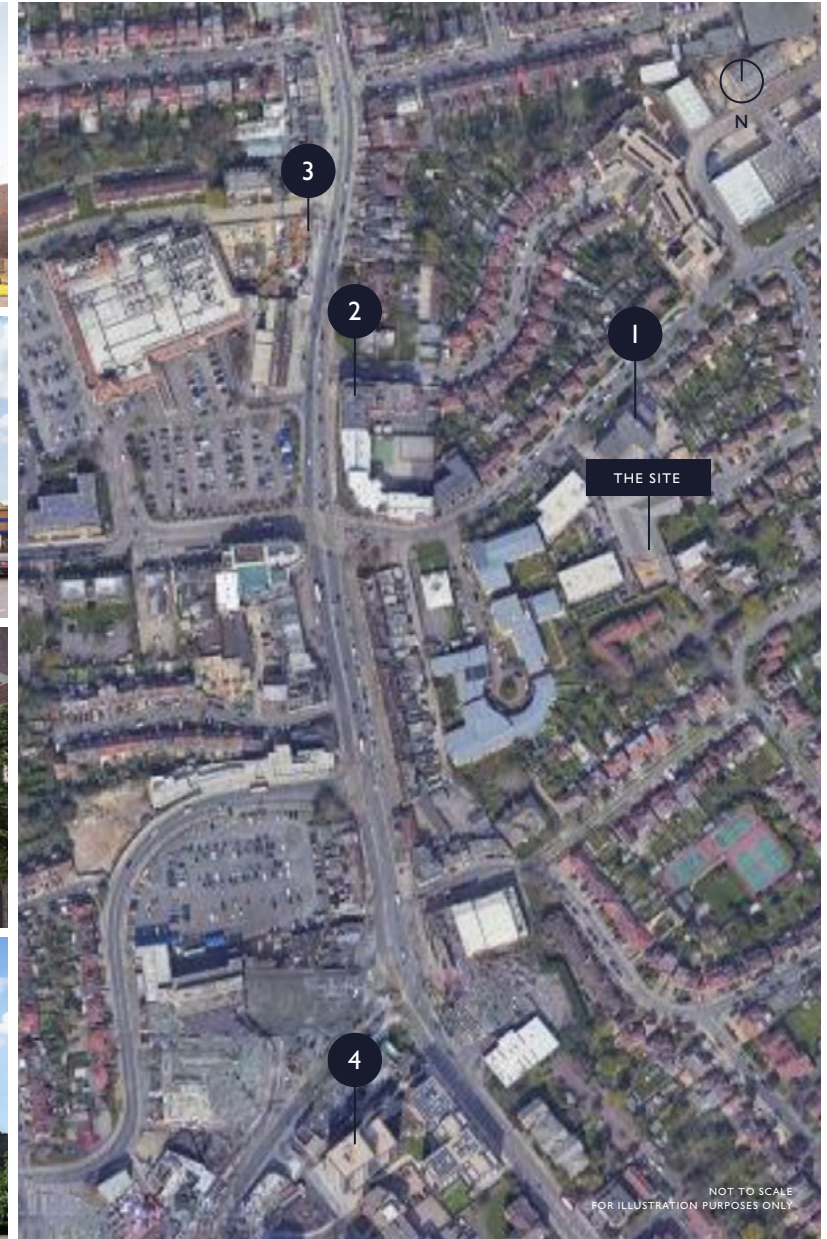
3. Dominion Apartments (Safari Cinema)

Station Road, HA1 2TU
Redevelopment to provide part 11 / part 5 storey building comprising basement and ground floor cinema (Sui Generis) / community space (Class F2) and 82 residential units.



4. Harrow One

1-3 St Johns Road, HA1 2EF
Redevelopment of the Former Cumberland Hotel to provide The New Victoria Hall Community Facilities (Use Class D2), a flexible retail unit, and 204 residential units.





FIRST FLOOR



GROUND FLOOR



REAR YARD



FIRST FLOOR

For further information please contact the joint sole selling agents Vandermolen Real Estate and Savills on the details below:

Vandermolen Real Estate

Jamie Weiner

Land & Investment

jw@vandermolenre.co.uk

+44 (0) 750 053 0298

Chris Rook

Head of Land

cr@vandermolenre.co.uk

+44 (0) 797 322 2367

Zach Harris

Land & Investment

zh@vandermolenre.co.uk

+44 (0) 754 061 2327

Savills UK

Darren Arnold

darnold@savills.com

+44 (0) 207 409 9926

James Clare

James.Clare@savills.com

+44 (0) 798 094 4964

The Misrepresentation Act 1967.

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Method of Sale

This property will be sold by way of informal tender with a bids date to be set in due course (unless sold prior).

Tenure

The opportunity is being sold freehold subject to the existing lease in place.

Viewings

Please contact the joint sole selling agents to arrange an inspection if required.

VAT

To be confirmed.

EPC's

EPC rating D.

Further Information

For further plans and information, please click the data room link below: