

Land adjoining The Brook House

240 KINGSHILL AVENUE, HAYES UB4 8BZ

0.069 ACRE PLOT AVAILABLE FOR SALE FREEHOLD



savills



LOCATION

Hayes is a suburban district in West London within the London Borough of Hillingdon, approximately 2.5 miles north of Heathrow Airport and 13.5 miles west of Central London. Hayes & Harlington station is located approximately 1.7 miles south, providing Elizabeth Line services to London Paddington in around 20 minutes.

DESCRIPTION

The site extends to approximately 0.069 of an acre (0.028 ha) and comprises a parcel of land which is currently un-used. The land is positioned to the north of The Brookhouse public house. Access to the site is from Lansbury Drive as shown on the on the above photo.

KEY HIGHLIGHTS

- Development opportunity for sale freehold in the west London town of Hayes
- The site accessed from Lansbury Drive
- Site extends to approximately 0.069 of an acre
- Land surplus to pub requirements
- Adjoining public house unaffected by sale
- Potential for alternative uses subject to obtaining the necessary consents
- Guide Price - Offers in excess of £125,000 on a subject to contract only basis

[LOCATION MAP](#)

[STREET VIEW](#)

[WHAT3WORDS](#)

[360 PANORAMIC](#)

PLANNING

The site is not near a listed building and is not located within a conservation area. It lies within the settlement boundary but is outside of any prohibitive designated flood zone. The Local Planning Authority is [Hillingdon Council](#)

DEVELOPMENT POTENTIAL

The site has potential for redevelopment subject to obtaining the necessary planning consents. Parties should undertake their own due diligence and planning enquiries.

SERVICES

We understand the land is not connected to any services. Purchasers are advised to make their own enquiries with the utility companies in respect of their specific requirements.

TITLE

The site is currently unregistered however, it is outlined in red on the adjoining plan.

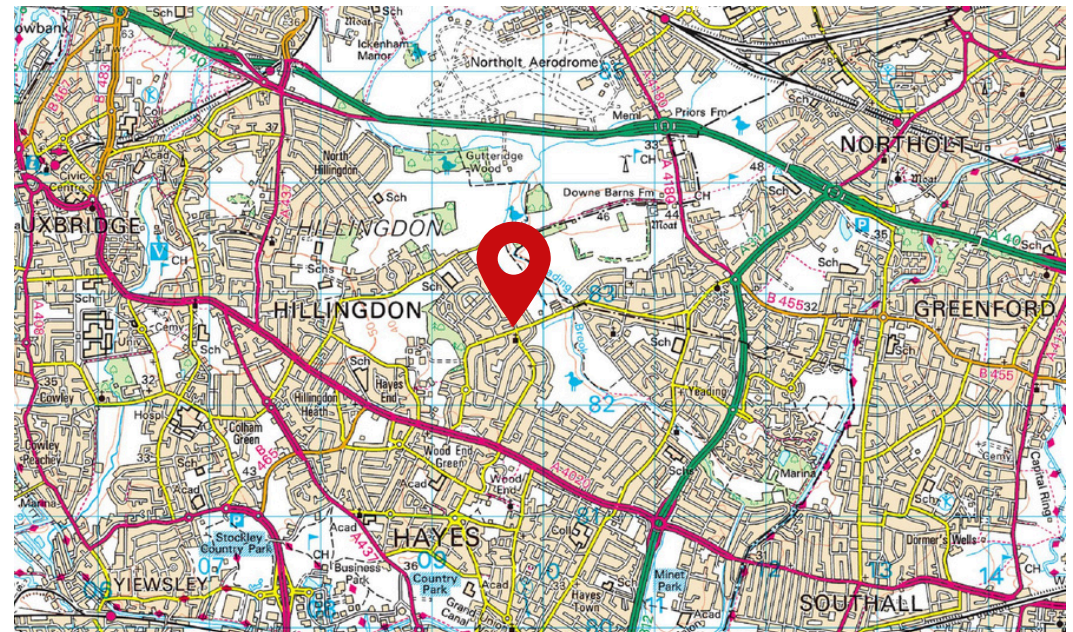
Once a sale has been agreed, an application will be made to the Land Registry to formally register the red line boundary.

TENURE

Freehold with vacant possession.

TERMS

Offers in excess of £125,000 are invited for the benefit of our client's freehold interest on a subject to contract only basis.





VAT

VAT is applicable and will be chargeable in addition to the purchase price.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

The site is currently secured so access must be arranged via the sole selling agents Savills. The adjoining public house is not part of the sale and under no circumstances should any staff members be approached.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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