



Development Land

Brockley Hill, Stanmore, Middlesex, HA7 4LP

Development Land For Sale - By order of receivers. To Be Sold by Private Treaty on or before 2nd November with auction date to follow.

1.7 Acres

(0.69 Hectares)

Offers In Excess of £2,400,000

- Substantial Freehold Site in Stanmore.
- Approx. 1.7 acres with dilapidated buildings.
- Extensive vehicular access points.
- Mains drainage and power on site.
- Scope for residential uses, subject to planning.

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Summary

Available Size	1.7 Acres
Price	Offers in excess of £2,400,000
EPC Rating	Upon Enquiry

Description

A very substantial and rarely available development opportunity. This significant asset enjoys an enviable location on the west side of Brockley Hill (A5) and comprises multiple vehicular access points, a well-graded, broadly rectangular plot with a variety of now derelict buildings and substantial established drainage and power facilities on site.

Subject to planning, the site is clearly suitable for a number of potential residential uses with a strong emphasis on the Care Home / Assisted Living sector thereby providing a rare and dynamic opportunity to the experts in this particular group. Other residential development prospects may also be of equal appeal.

Location

This substantial plot enjoys a range of convenient and well-supported transport routes to both the local amenities of Stanmore and further beyond. The Broadwalk Shopping Centre is 2 miles to the south with further amenities in Stanmore. The property is situated on the west side of Brockley Hill (A5) at the corner junction, with the entrance to the National Orthopaedic Hospital and falls within the administrative confines of the London Borough of Harrow. Access to the A41 and Junction 4 of the M1 are 0.3 miles to the north Stanmore station is, approximately 1.4 miles to the south of the property Stanmore Country Park and Elstree Open Space are close by.

Planning

The site has been the subject of a now lapsed planning consent in 2013 (Ref: P/1396/13) or a substantial single mansion and currently the site is zoned residential with a current planning application (P/1762/23), which is validated and pending approval. Notwithstanding, the new purchaser can withdraw the planning application and resubmit based on a new potential design.

Terms

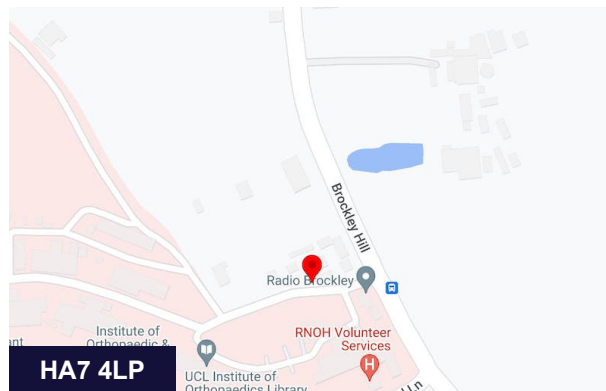
Vacant: By Order of Joint Fixed Charge Receivers David R Baxendale and Tom Crookham of PwC LLP.

Tenure: Freehold Title - NGL873789.

Planning: Local Authority: London Borough of Harrow.

Website: www.harrow.gov.uk/planning-developments

Additional Information: Tom Crookham and David Robert Baxendale have been appointed as Joint Receivers of the Property (Land on South West of Brockley Hill, Stanmore, HA7 4LN) without personal liability. The Joint Receivers may act as controllers of personal data as defined by UK data protection law depending upon the specific processing activities undertaken. PricewaterhouseCoopers LLP may act as a processor on the instructions of the Joint Receivers. Personal data will be kept secure and processed only for matters relating to the Joint Receivers appointment. Further details are available in the privacy statement on <http://pwc.co.uk/> or by contacting the Joint Receivers.



Viewing & Further Information



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