

JOINT VENTURES
CONSIDERED

CONSENTED SITE FOR SALE
9 FLATS + COMMERCIAL



PERIVALE, LONDON UB6

Offers in excess of £1,650,000



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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THE DESCRIPTION

Consented development site for sale

The existing buildings are single storey with flat roofs. Two of the units were previously used as retail and the other a storage unit. To the rear is a courtyard area.

Plot size: 291 sqm

THE LOCATION

Site benefits from close proximity to schools. It also benefits from close proximity to green spaces for instance to Ealing Central Sports Ground and Park as well as Ealing

Golf Club which are located within walking distance to site (6 minutes walk and 10 minutes walk respectively). Neighbouring commercial area (Tesco Superstore within the Hoover building with access to it across the road).

Perivale underground station is located 8 minutes walk from the site.

THE PLANNING

Planning granted for Construction of a four storey building, comprising nine flats with a ground floor commercial unit (Use Class E), associated cycle/refuse storage and amenity space, (Following demolition of existing shops and commercial premises)

THE PRICE & CONTRIBUTIONS

Offers in excess of £1,650,000 Freehold

CIL: £31,000

S106: £23,000 &

Car free (cannot apply for a parking permit)

JOINT VENTURES

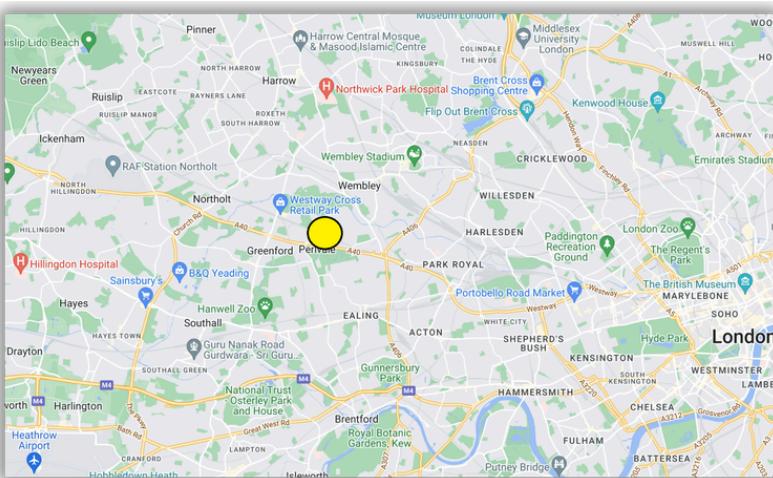
Joint ventures also considered on the below basis

- Seller brings the property
- Partner to self fund and carry out the build
- No first charge to be placed on the asset
- New co set up owned by both parties
- Base level paid to seller on exit
- Profit after all costs split % / %

DATAROOM

Full information found in our dataroom [HERE](#)

Password: perivale1



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.