



Land Adjacent To, 67 Chiltern View Road, Uxbridge, UB8 2PF.

Guide Price £290,000

Approval for a four bed detached bungalow

Uxbridge

The Approval:

A Vacant Development Site with Full Planning Permission for the Construction of a Four-Bedroom Detached Bungalow

The Current Site:

Brownfield site

Roughly rectangular site

Currently vacant

Total site area: Approximately 371 SQM (4,000 SQ FT)

Japanese Knotweed Notice:

Japanese Knotweed has been identified on the site. No treatment or monitoring plan is currently in place, and the responsibility for management will be passed to the purchaser.

Further information is available on request.



Site Information

Local Authority: Hillingdon

Planning Reference: 2927/APP/2024/610

Link to Application: [View Planning Application](#)

Tenure: Freehold

Title Number: MX44066

Council Tax Band: E

VAT: Seller confirms not applicable

CIL: £33,717.48. Document Emailed

S106: Document Emailed

Utilities: The seller is unclear as to whether there are utilities present at the site

GDV:

Four-bedroom detached bungalow

Approx. 145 SQM

Estimated GDV: £700,000 – £750,000

Please note: All information has been provided by Allen Heritage Limited in good faith. Prospective purchasers must conduct their own due diligence prior to making a formal offer.

Viewings: Strictly by appointment only

Location:

The site is located in a well-connected and amenity-rich area with excellent transport links and local facilities.

Underground: Uxbridge Station (Metropolitan & Piccadilly lines – direct to Central London)

Rail: West Drayton and Iver stations (Elizabeth Line & Great Western Railway)

Bus Routes: Nearby stops include Hinton Road (V) and Villier Street (BC)

Amenities: Uxbridge town centre offers comprehensive shopping and dining options including The Chimes and The Pavilions shopping centres, restaurants, cafés, and pubs.

Documents Attached To Email:

Brochure

Approval & Conditions

Local Comparable's

Original D & A

Arboricultural Report



Ground floor

