

FOR SALE

Two Prime Freehold Development Sites

8.0 acres (3.24 hectares) - 18 Southlands Road, Denham, Uxbridge UB9 4HD

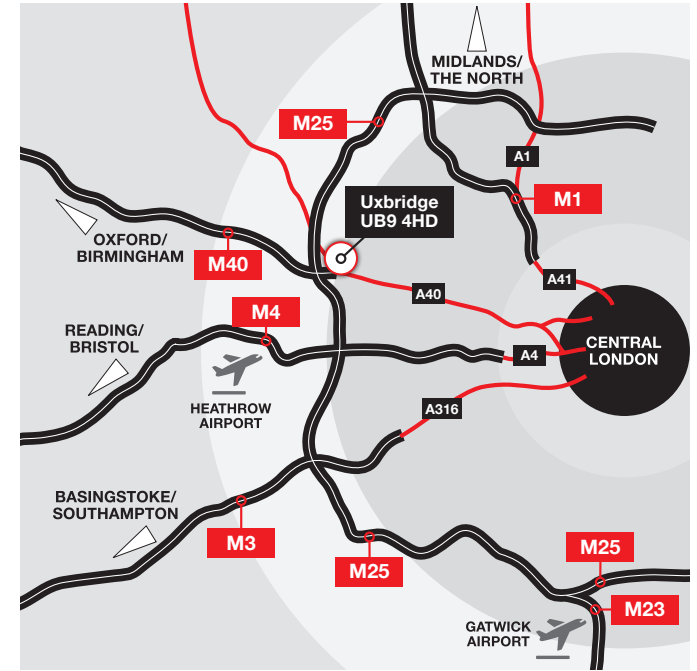
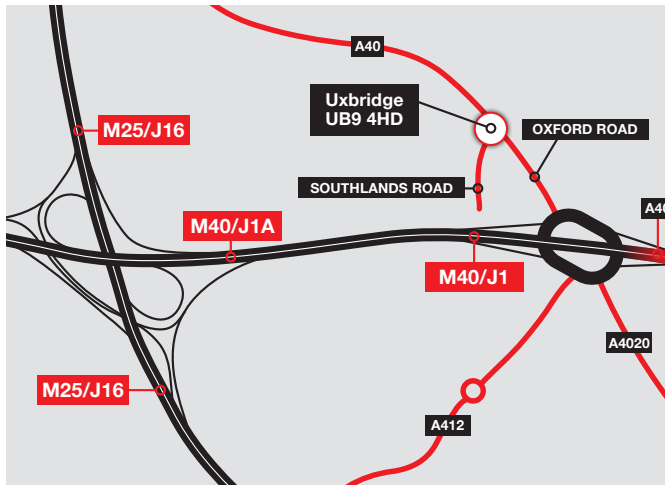
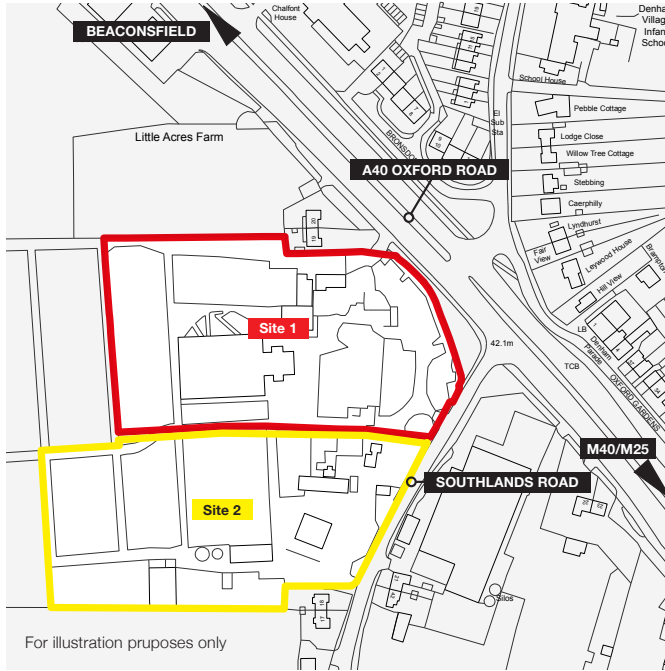


OFFERED SEPARATELY AND AS A WHOLE

LATITUDE
REAL ESTATE

DESCRIPTION

Two adjoining, level, 4.0 acre development sites with the benefit of a substantial frontage on to the A40 Oxford Road and separate access and egress on Southlands Road and Oxford Road.



LOCATION

Prominently located on the west side of the A40 Oxford Road, immediately to the north of its junction with Southlands Road and just half a mile from the A40 / M40 motorway junction.

The sites have excellent connectivity with the M40, M25 and M4 motorways, West London, Heathrow Airport and the Thames Valley.

They are situated in an area of mixed commercial and residential uses, within the Green Belt.

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Site 1

A 4.0 acre cleared development site with the benefit of planning consent for a vehicle sales and storage facility.

PLANNING

Detailed planning consent was granted in December 2019 for the construction of a new Mercedes-Benz showroom (4,661 sq ft) and valet building (2,583 sq ft) with vehicle display, storage and customer parking (380 spaces). This was formally implemented in 2022 with the creation of a new entrance and various site works and is therefore deemed to be extant.

Planning Authority: Buckinghamshire Council

Application No: PL/19/2844/FA

OVERAGE

The site is subject to an overage agreement in favour of Buckinghamshire Council in the event planning consent is granted for a commercial scheme in excess of 30,000 sq ft or for residential use.



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L A T T I T U D E
REAL ESTATE



Site 2

A 4.0 acre site currently comprising a garden centre with appropriate planning consent, forming part of the site originally including Site 1. The remaining circa 8.0 acres to the rear is occupied by a commercial nursery business within the same ownership which provides a degree of flexibility.

PLANNING

Detailed planning consent for the construction of single storey buildings, comprising display and office building, customer toilets, store and irrigation pump room and outside seating with retractable roof.

Planning Authority: Buckinghamshire Council

Application No: PL/22/1350/FA

OVERAGE

The site is subject to a mines and minerals right in favour of Buckinghamshire Council. A release and overage agreement has been negotiated on Site 1 and may be required on Site 2 dependant upon end use.



OFFERED SEPARATELY AND AS A WHOLE

To London

Junction 1 M40

To Junction 16 M25

Site 2

Site 1

SITES 1 & 2 ARE OFFERED SEPARATELY AND AS A WHOLE

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Viewing strictly by appointment only.
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