

SILVERDALE ROAD

HAYES, WEST LONDON UB3 3BN



PRIME WEST LONDON DEVELOPMENT OPPORTUNITY
WITH PLANNING APPROVAL FOR 20 RESIDENTIAL UNITS
AND 6,975 SQ FT OF GROUND FLOOR CLASS E SPACE

INVESTMENT SUMMARY

- The property sits within the **thriving town centre of Hayes**.
- Benefits from fantastic transport connections. Within a short walking distance of Hayes and Harlington train station which includes the recently opened **Elizabeth Line Station**.
- Set **within an area identified for regeneration** and development into a mixed-use neighbourhood.
- **Planning approval granted** for the demolition of the current two-storey building and associated structures and the erection of a six-storey (plus basement) mixed-use building with industrial floorspace at basement and ground floor level.
- The proposed scheme comprises of a mixture of 20 one, two, and three bedroom apartments and 6,975 sq ft of commercial space.
- **Freehold.**





HAYES & HARLIGTON



BRICKFIELDS Development

SUBJECT PROPERTY

NEWHAYES (Fairview Development)

HAYES VILLAGE Development

SILVERDALE ROAD

PUMP LANE

GRAND UNION CANAL

A312 THE PARKWAY

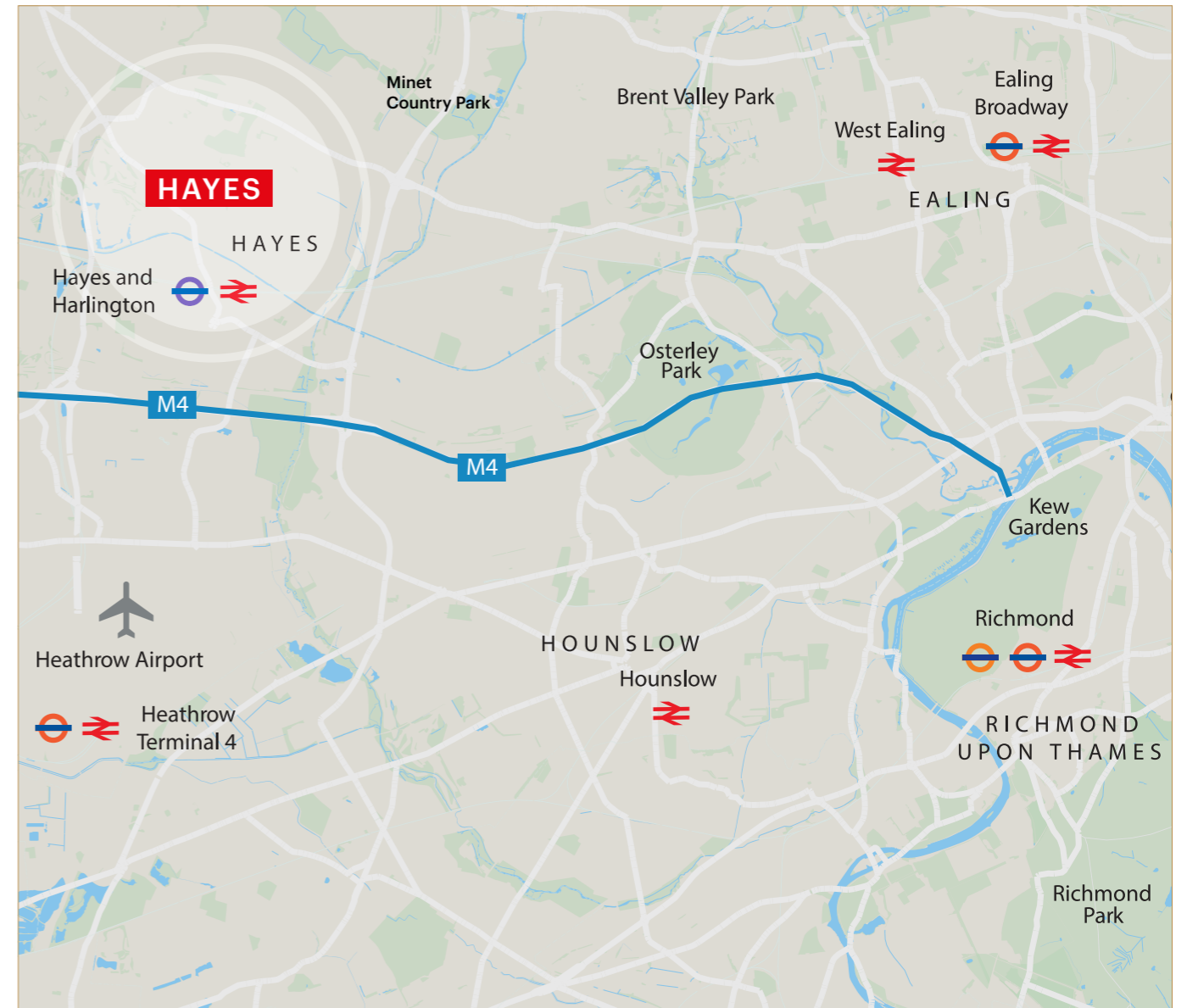
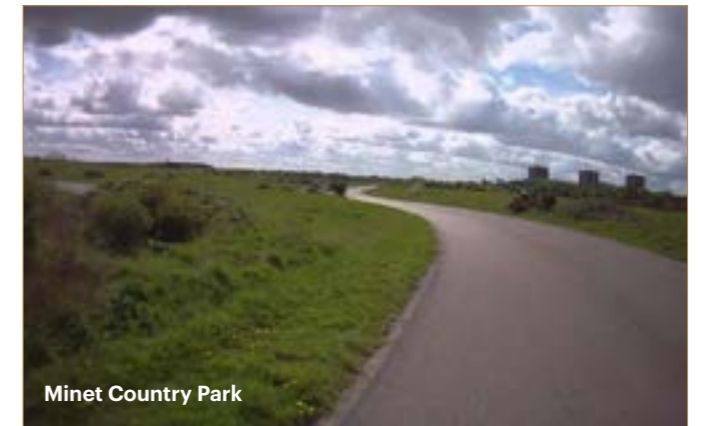
LOCATION

Hayes is a town located in West London and is situated in the Borough of Hillingdon. Hayes has a rich history, having evolved from a rural village to an industrial centre during the 19th and 20th centuries, thanks to its proximity to the Grand Union Canal and the Great Western Railway.

In recent years, it has undergone significant redevelopment and regeneration, with the arrival of new residential and commercial developments. The town is known for its diverse population and a mix of cultures, which has contributed to a vibrant and cosmopolitan atmosphere. Hayes is also well-connected to central London and the surrounding areas via road and rail networks, making it a convenient location for commuters.

Key landmarks and amenities include Hayes town centre, the Beck Theatre, as well as green spaces like Barra Hall Park and Minet Country Park.

‘The property sits within the thriving town centre of Hayes.’

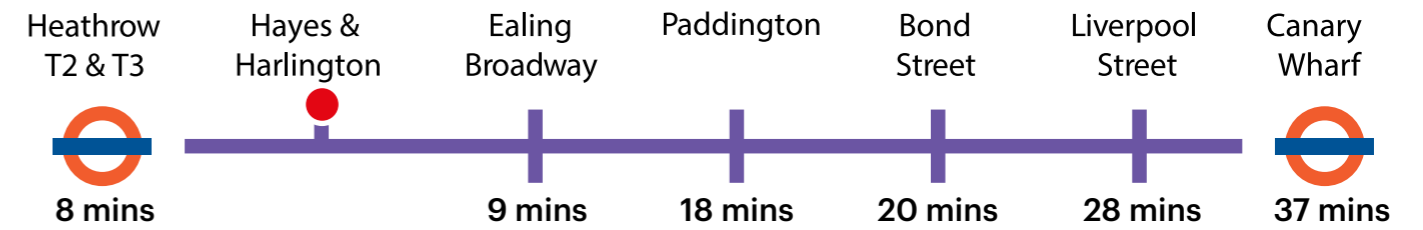


CONNECTIVITY

The Elizabeth line, Europe's largest infrastructure project, has been a significant catalyst for developments in the area.

Hayes and Harlington station is well connected to central London and is a 7 minute from the subject property. With the newly opened Elizabeth Line, trains run every few minutes with a journey time to London Paddington in 18 minutes, Liverpool Street in 28 minutes or Ealing Broadway which is only 9 minutes. Heathrow Airport is close by and only one stop on the Elizabeth line.

'Benefits from fantastic transport connections. Within a short walking distance of Hayes and Harlington train station which includes the recently opened **Elizabeth Line Station.**'



LOCAL DEVELOPMENTS

Hayes, is undergoing a major regeneration, with several new developments underway, including new housing developments, retail and leisure facilities, and public space improvements. The regeneration is being driven by a number of factors, including the arrival of Crossrail, which has made the area more accessible to central London. The area is also benefiting from its proximity to Heathrow Airport and its central location within the West London sub-region. Some of the most notable developments include:



Hayes Village

(Barratt London Development)

A new community of over 1,500 homes is being built on the site of the former Nestlé factory. The development is located next to the Grand Union Canal and is surrounded by green space.



NewHayes

(Fairview Development)

A new mixed-use development located in the heart of Hayes. The development includes a range of studio, 1, 2, and 3 bedroom apartments, as well as commercial space, a public square, and a podium garden.



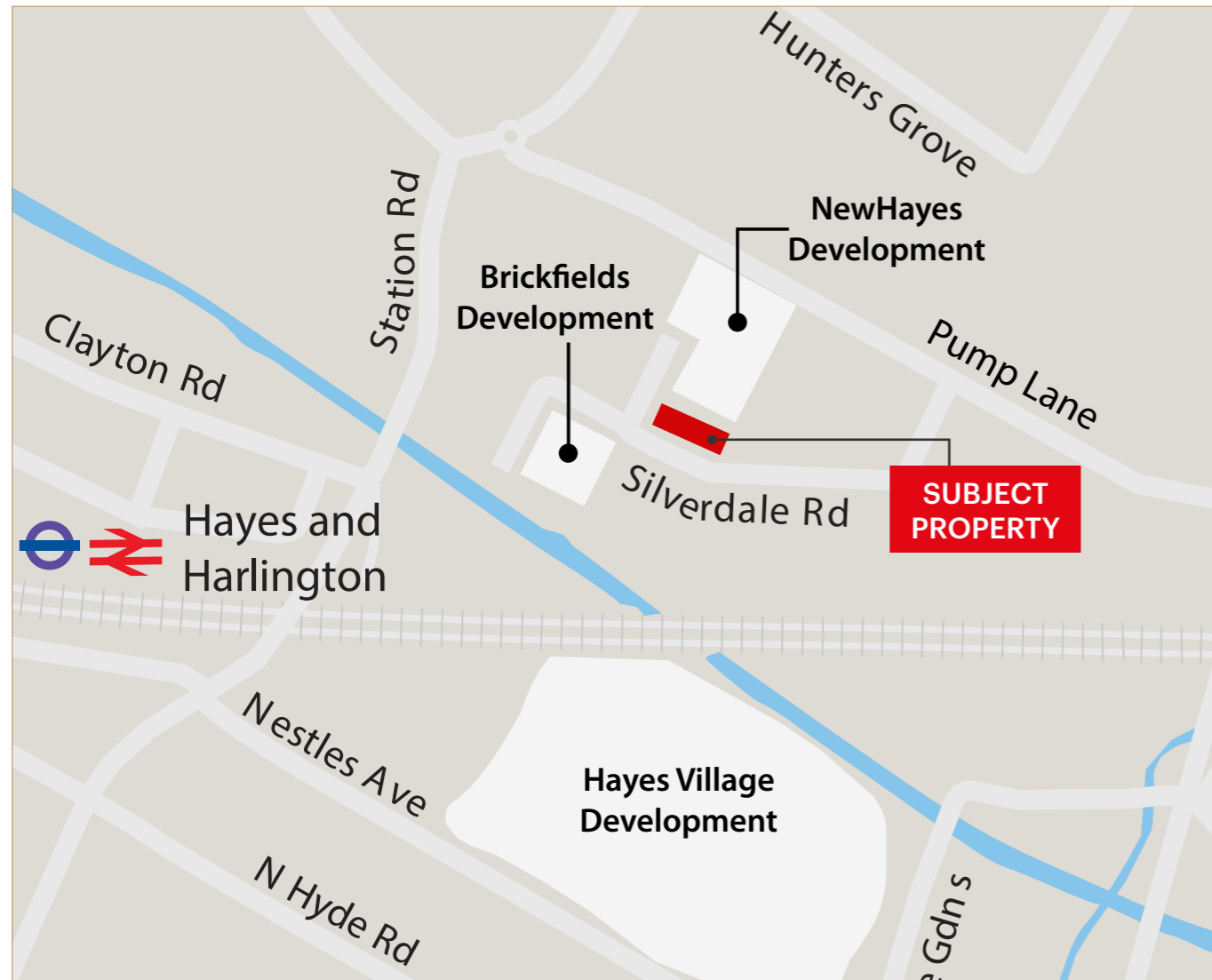
The Old Vinyl Factory

(U&I / Hub Residential Development)

A £250m regeneration project that is transforming the former vinyl factory into a mixed-use scheme that will include fitness areas, co-working facilities, a cinema, and a live music venue.

SITUATION

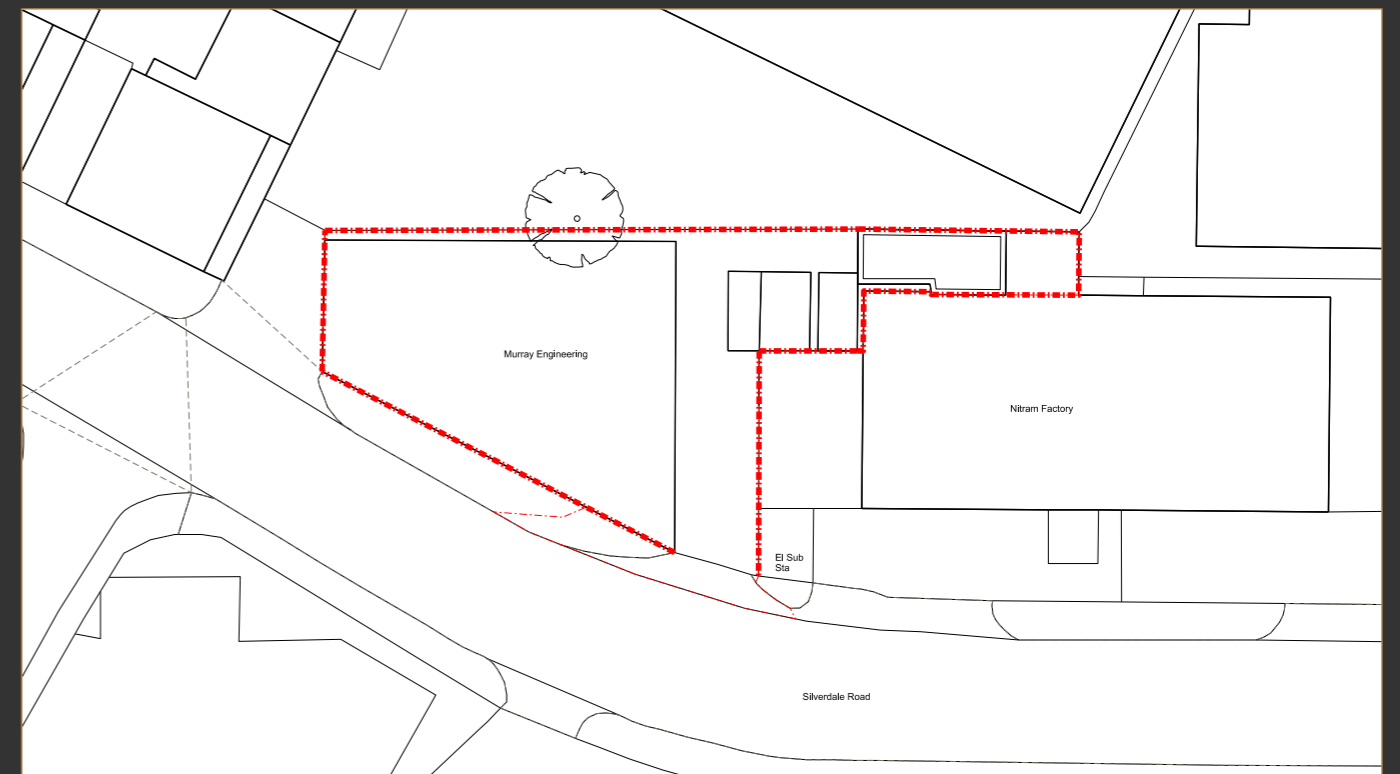
Silverdale Road is located within the town centre of Hayes and is a 7 minutes' walk from Hayes and Harlington train station. The site sits within the predominantly industrial area of Silverdale Road and adjacent to the residential area of Chalfont Road and directly opposite the new mixed-use development of New Hayes.



'Set within an area identified for regeneration and development into a mixed-use neighbourhood.'

DESCRIPTION

The current accommodation consists of office space over ground and first floor. The building is of concrete frame construction, of brick built, and has single glazed windows. The demise includes a yard to the side and also includes an industrial element to the rear.



TENURE

Our client will be disposing of their freehold interest in the property.

'The proposed scheme comprises of a mixture of 20 one, two, and three bedroom apartments and c. 6,975 sq ft of commercial space.'

DEVELOPMENT OPPORTUNITY

Planning Permission was granted for the demolition of the existing building and associated structures and the erection of a replacement six-storey (plus basement) mixed-used building with industrial floorspace at basement and ground floor level with residential uses (Use Class C3) above, together with associated car parking, cycle parking, refuse areas and mechanical plant.

The scheme comprises:

12 x one bed, 6 x two bed, and 2 x three bed flats extending to 14,327 sq ft (1,131 sq m) with 6,975 sq. ft (648 sq m) of Use Class E space.



PROPOSED ACCOMMODATION

The consented floor areas are as follows:

Floor	Use	NIA (sq m)	NIA (sq ft)
Basement	Use Class E	312	3,358
	Sprinklers	37	398
	Bike Store	105	1,130
	Plant Rooms	11	118
	Cleaners Store	5	54
Total		465	5,005

Ground	Use Class E	336	3,617
	Use Class E Refuse	11	118
	Residential Refuse	17	183
	Plant	5	54
	Residential Lobby	35	377
Total		404	4,349

First	Residential	266	2,864
Total		266	2,864

Second	Residential	266	2,864
Total		266	2,864

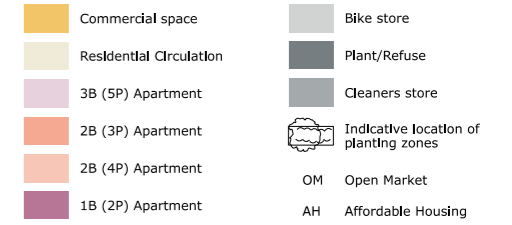
Third	Residential	267	2,873
Total		267	2,873

Fourth	Residential	267	2,873
Total		267	2,873

Fifth	Residential	230	2,476
Total		230	2,476

Overall Total		2,170	23,358
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PROPOSED FLOORPLANS



Ground floor



First floor



Second floor



Third floor



Fourth floor



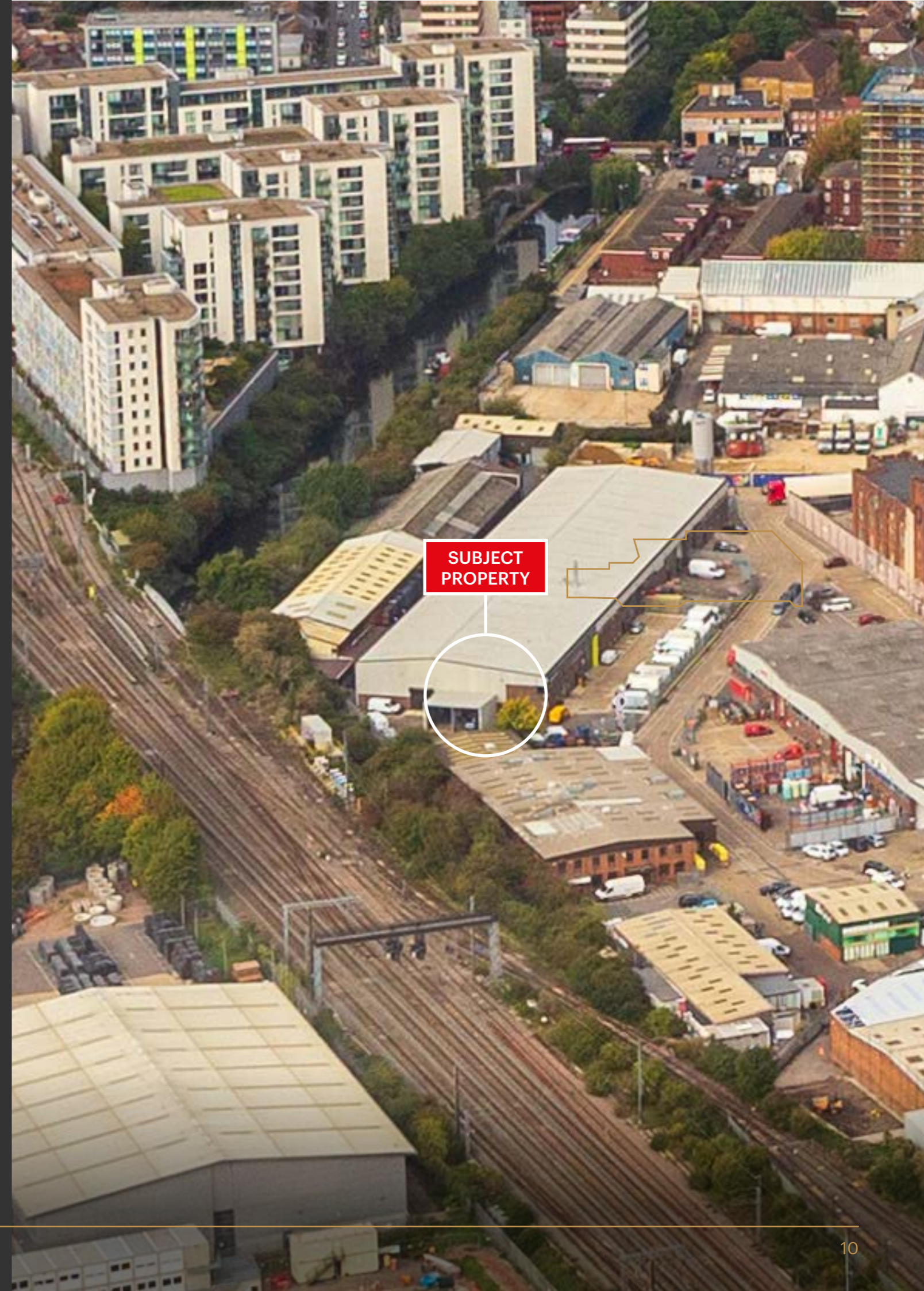
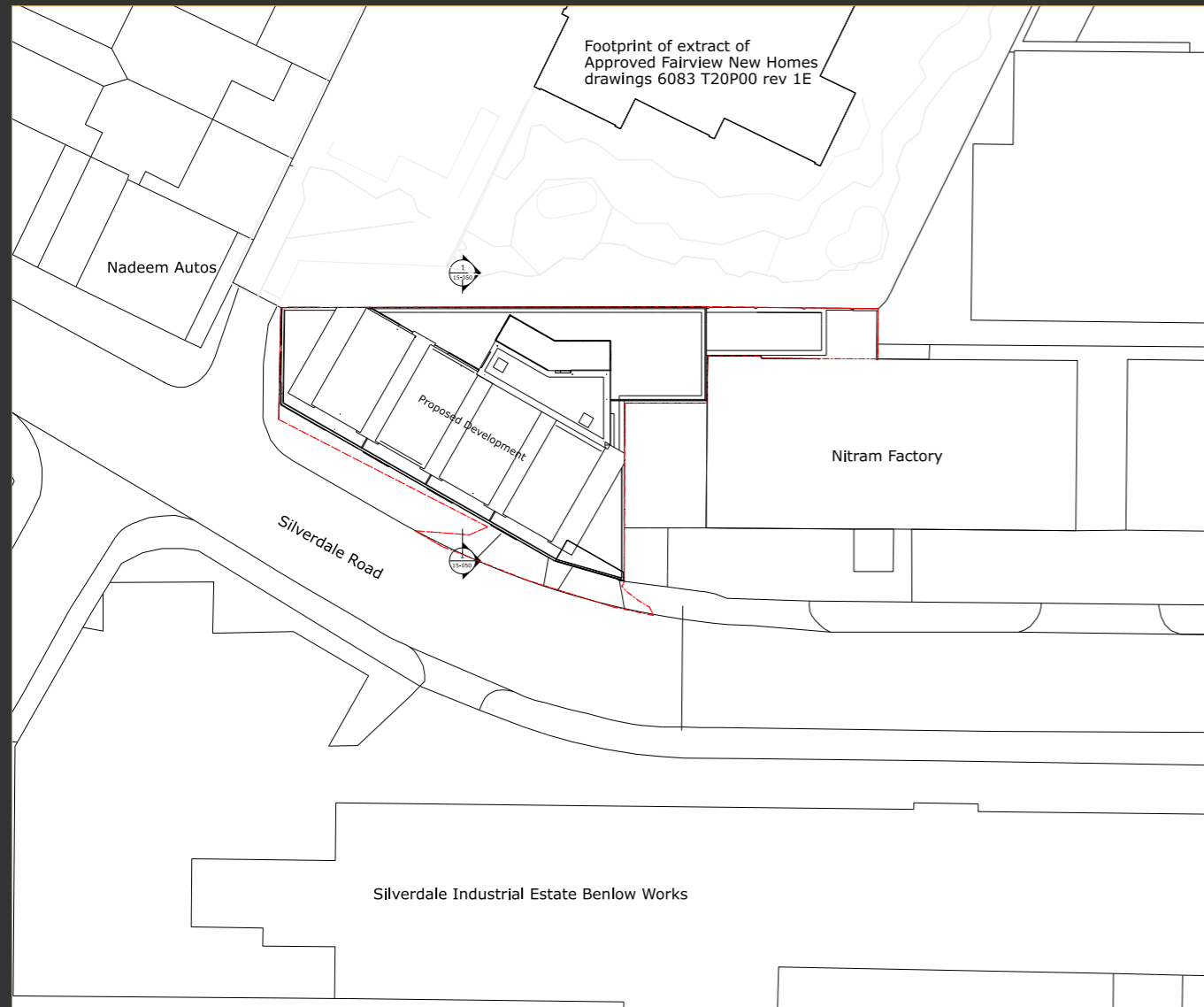
Fifth floor

PLANNING

Planning consent for the property's refurbishment and extension was granted in 2023 under planning application number 12795/APP/2021/1584. The site area extends to 0.32 hectares (0.7915 acres) in total.

The scheme will provide 36% affordable housing (by habitable room), with a tenure split of affordable rent to intermediate of 67/33 (by habitable room) in accordance with submitted Affordable Housing Schedule, and subject to an early-stage review mechanism

The draft S106 Agreement includes index-linked financial contributions of £139,817 in addition to A Project Monitoring and Management Fee, equalling 5% of the total financial contributions paid under this agreement and a carbon offsetting sum based on an Updated Energy Strategy to be submitted to discharge Condition 7, with the offset calculation based on £95 per tonne of CO2 over a 30 year period.



FURTHER INFORMATION

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