



FREEHOLD RESIDENTIAL DEVELOPMENT SITE
DUDLEY ROAD,

SOUTH HARROW



Clive Lawrence acting as the owner's sole agents are pleased to offer this rare opportunity to acquire vacant land for residential development.

Our clients have prepared plans for five three bedroom houses with off-street parking.

There are an additional four houses between the land and Dudley Road one or more of which may be additionally available.

We are happy to put forward to our clients offers made subject to planning permission provided that the nature of the application and a time-scale is agreed.

Dudley Road continued

Aerial photo:

<http://maps.google.co.uk/maps?hl=en&ie=UTF8&ll=51.568968,-0.353692&spn=0.00079,0.001808&t=h&z=19&om=1>

Map:

<http://www.streetmap.co.uk/newmap.srf?x=514219&y=186923&z=1&sv=Dudley+Road&st=6&tl=Dudley+Road,+Harrow,+Middlesex,+HA2&searchp=newsearch.srf&mapp=newmap.srf>

The site is located within $\frac{3}{4}$ mile of South Harrow station and less than $1\frac{3}{4}$ miles from Harrow's town centre.

We have been advised by several local agents that new-build, three bed houses in the area would be worth at least £300,000 each giving a retail value of £1,500,000 for the five properties should planning permission be granted.

The drawing indicates that some land will need to be sold to create the necessary access we understand that our clients have had an indication that the owners would be prepared to sell a proportion of their property subject to an agreement on the price.

Please note that there is no current planning permission for this site,

Dimensions

Length	77' 1 ft	23.5 M
Width	54' 2	16.5 M
Area	4,173 sq. ft	387.75 M

Price

Our clients are seeking offers in the region of £595,000. Offers will be considered with special consideration to offers that are not conditional.

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