Dawley Place

Dawley Road,
Hayes, London, UB3 1EF

Freehold Development Opportunity
• **Freehold site** extending to 0.96 acres (0.39 hectares)

• **Existing residential** and former insect breeding centre, use class C3 and Sui-Generis

• **Well-connected site** near Hayes & Harlington Station providing access to central London in 17 minutes (via Heathrow Connect services)

• **Crossrail services** will operate at Hayes & Harlington from 2019

• **Set within 240 acres** of parkland

• **Planning potential** with opportunity to deliver a high quality residential development, subject to obtaining necessary consents

• **Opportunity for wider development** incorporating the adjoining site

• **Unconditional offers** invited in excess of £3.75m
Dawley Place is located in Hayes, within the London Borough of Hillingdon.

The site is 12 miles west of central London and approximately 1 mile north west of the town centre at Station Road providing a wide variety of amenities.

Immediately surrounding Dawley Place is a vast range of facilities including two golf courses, parkland and several restaurants. The area also benefits from high profile commercial occupiers at Stockley Park.

There are several high quality schools nearby including Lake Farm Park Academy rated ‘Outstanding’ by Ofsted and Uxbridge College – Hayes Campus also rated ‘Outstanding’.
Hayes, a residential area to the west of central London, is a popular place to live for professionals looking for a slightly more relaxed atmosphere as well as new and growing families.

Hayes has more than its fair share of beautiful parks, tranquil waterways and green open spaces yet is still within reach of central London. Immediately west of the site there is an 18 hole golf course set within 240 acres of parkland.

Hayes has more to offer than just greenery. The town caters for all your day-to-day needs while just minutes away, Lombardy and Bridge retail parks are home to high street favourites and more. Nearby Uxbridge boasts two more retail centres providing even more choice.

A moment’s walk from the site is The Old Vinyl Factory regeneration area, a complex of buildings formerly owned by British music company EMI. These historic buildings are being re-mastered to provide a new neighbourhood including more than 640 new homes, restaurants, cafes and a live music venue along The Groove, a new avenue into the town.

As an area undergoing something of a renaissance, the future is looking bright. Hayes & Harlington rail station will become part of the Crossrail network when the project is completed in 2019 meaning fast and frequent access to central London.

According to JLL’s Crossrail tool, Hayes is set to benefit considerably from the arrival of Crossrail with an anticipated journey time to Bond Street of 20 minutes.
Dawley Place is located within 1 mile of Hayes and Harlington station, which provides access into central London within 17 minutes via Heathrow Connect services. Trains to Heathrow Airport (LHR) take less than 12 minutes providing a gateway to over 180 destinations in 90 countries.

Access to the area will be improved significantly following the opening of the new Elizabeth Line (Crossrail) at Hayes and Harlington station, scheduled to complete in a similar timeframe to a proposed development at Dawley Place. Services are due to be fully operational by December 2019 with an anticipated journey time of 20 minutes to Bond Street.

Dawley Place benefits from quick road access to the M4 and M25 connecting to the rest of the south east.

- Crossrail Times

<table>
<thead>
<tr>
<th>Eastbound</th>
<th>West and southbound</th>
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<tr>
<td>Ealing Broadway (8 mins)</td>
<td>Slough (10 mins)</td>
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<tr>
<td>Paddington (17 mins)</td>
<td>Heathrow Central (5 mins)</td>
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<td>Bond Street (20 mins)</td>
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<td>Liverpool Street (27 mins)</td>
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<td>Canary Wharf (34 mins)</td>
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Site description

- Dawley Place extends to 0.96 acres (0.39 hectares) and is accessed directly via Dawley Road (A437) in Hayes.
- The site comprises several warehouses previously in use as an insect breeding centre (sui generis). The buildings are currently vacant and have fallen into a state of disrepair.
- There are also two existing residential buildings on the site of between one and two storeys.
- The existing site footprint extends to circa 21,400 sq ft in total equating to approximately 50% site coverage.
There is a significant demand for new homes in the London Borough of Hillingdon. The current London Plan sets out a target for 5,593 new homes in Hillingdon from 2015-2025, equating to an average of 559 new homes per year. The New Draft London Plan significantly increases this target to 1,553 new homes per year.

Though the site comprises brownfield land which is located within the Green Belt, it is considered likely that the redevelopment of the site would support demand for increased housing supply.

The NPPF allows appropriate development within the Green Belt defined as “limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”.

In summary the site comprises of circa 21,400 sq ft GIA of existing permanent buildings of between one and two storeys, with a site coverage of approximately 50%. Having regard to planning policy JLL consider there to be scope to deliver a similar quantum of residential accommodation as it is not considered that this would impact on the openness of the greenbelt.

In addition, given the considerable volume of employment capacity in Stockley Park it is considered reasonable that this would mitigate against any loss of employment concerns for the existing site.

A full planning report and indicative massing study is available to download on the dataroom.
Legal Title and Tenancy
The property is held freehold under title number MX410179.
The premises is currently vacant and was previously used as an insect breeding centre by the owner. The two residential buildings onsite are currently let on ASTs.

Services
It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

Inspection
The property may be inspected strictly through prior appointment only via the vendor’s sole agent, JLL. Please contact a member of the disposal team to arrange.

Method of Sale
The property is for sale via informal tender. A Bid Proforma will be sent out to interested parties in due course.

VAT
We understand VAT may be payable on the purchase.

Further Information
Please visit our dedicated dataroom. http://dawley-place.live.jll.com/login/

Guide Price
Unconditional offers invited in excess of £3.75m.

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