



Harefield Road, Uxbridge, UB8 1PP

- Planning granted for a substantial detached house
- Opportunity to create a bespoke, high-quality family home
- Favourable position within an established and desirable neighbourhood
- Excellent access to local amenities, reputable schools, and transport links
- Prime residential building plot in a highly sought-after location
- 178sqm internal area
- Planning reference 78241/APP/2024/2223
- Substantial 878 sqm plot
- Rare opportunity for self-builders/developers
- Approximate GDV £1.3M

Guide Price £650,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

This secluded vacant plot is set back from Harefield Road, accessed from a private gated driveway. Planning permission has been granted for a substantial detached house. Planning reference 78241/APP/2024/2223

It should be noted that permitted development is not restricted within the planning permission. This will allow for the internal area to extend to 250sqm. Plans for this can be provided by the sellers architect to the purchaser.

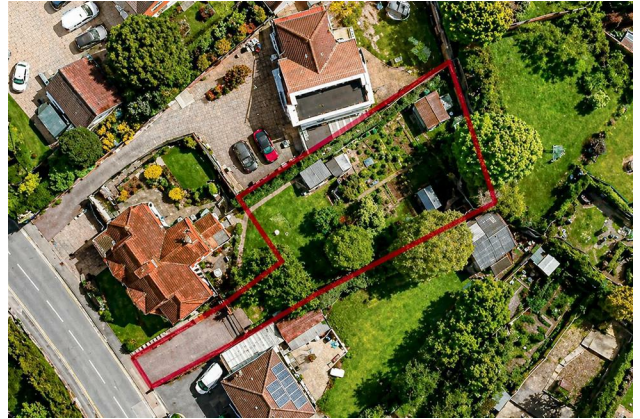
Location

Positioned in this well regarded location moments from Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station which provides Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded primary and secondary schools are within close proximity.

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.