



PLANNING GRANTED FOR EIGHT 3 BED 2 BATH APARTMENTS

Oakleigh House Nursing Home, 10 Oakleigh Road, Hatch End, HA5 4HB



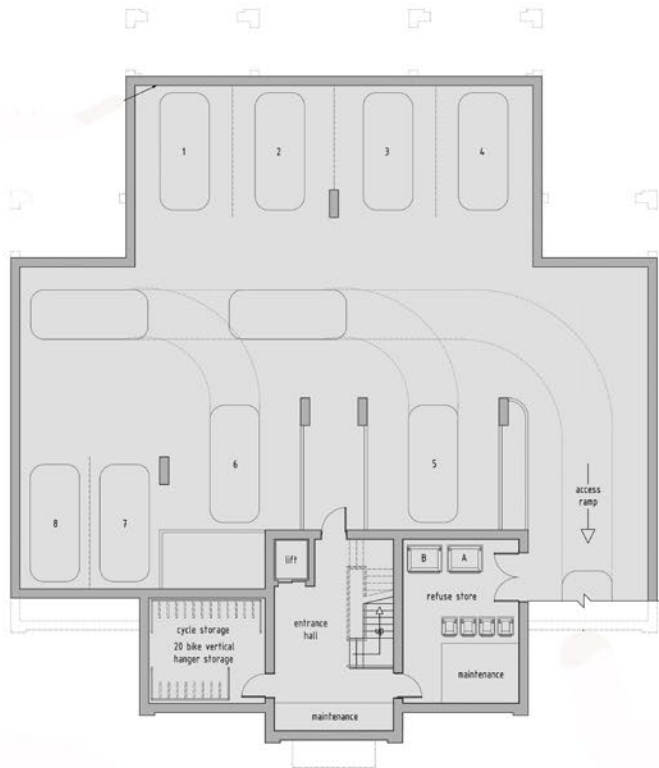


PROPOSED FRONT ELEVATION
SCALE 1:100

mobility access approach
simulated stone clis



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED BASEMENT PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



Oakleigh House Nursing Home, 10 Oakleigh Road, Hatch End, HA5 4HB

PLANNING

REDEVELOPMENT TO PROVIDE TWO STOREY BUILDING WITH HABITABLE ROOF SPACE COMPRISING OF EIGHT FLATS (8 X 2 BED); PROPOSED VEHICLE ACCESS; LANDSCAPING; BIN AND CYCLE STORES (DEMOLITION OF CARE HOME) PLANNING REFERENCE- P/2123/22

PLANS CAN BE VIEWED ON [HTTPS://WWW.HARROW.GOV.UK](https://www.harrow.gov.uk)

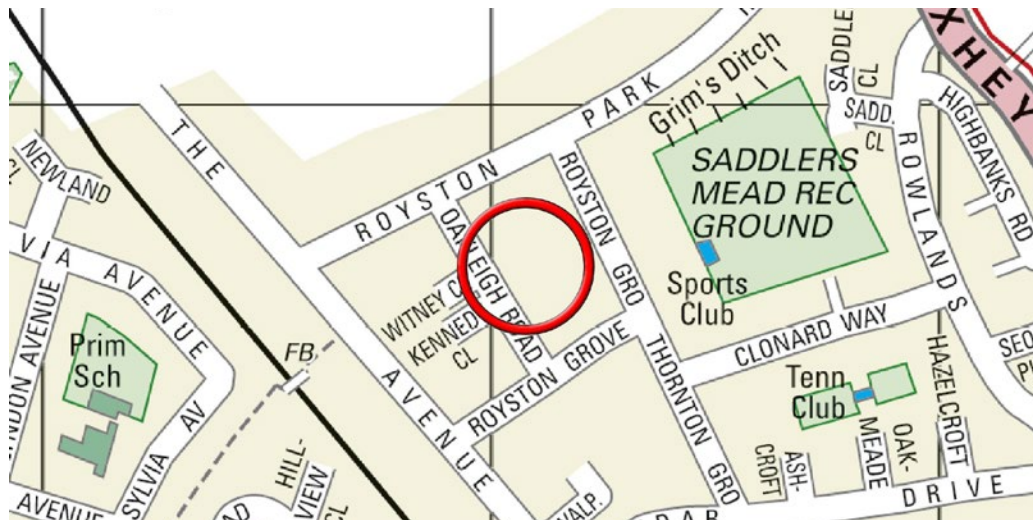
GUIDE PRICE: £2,500,000 - FREEHOLD - ENERGY EFFICIENCY RATING: C - COUNCIL TAX BAND:G

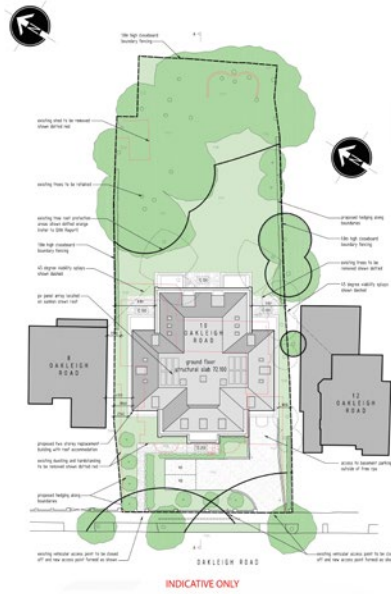
LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

An established former nursing home with a 88' frontage, 133' rear garden and the plot is approximately 0.4 of an acre. TREE PRESERVATION ORDERS (TPO'S). We understand a number of the trees on the site are subject to TPO's. interested parties should make their own enquires with the local authority. SERVICES. It is our understanding that mains water, electricity, gas and mains drainage are provided. However, it is the responsibility of the purchasers to ensure that the services are available and adequate for their purposes. CONTAMINATION & SOIL SURVEY .We have not carried out a land contamination survey,but we understand from the previous party, that there is evidence of Japanese Knotweed – call for further details. BOUNDARIES & FENCE POSITIONS. The vendors agents will do their best to specify the ownership of all boundaries referred to within these particulars of sale. We have not undertaken a detailed survey of any of the boundaries and are relying on Promap and the title plan for the information provided. Interested parties should make their own enquiries via their legal representatives. HEALTH & SAFETY. Whilst undertaking inspection I would ask you to be as vigilant as possible for your own safety. RIGHTS OF LIGHT. We understand from the previous party, that there is an issue with one of the neighbours – call for further details.

DISCLAIMER.

The images are for illustrative purposes only and are not to scale. therefore,the accuracy of the architect's drawings cannot be guaranteed or warranted, are also not to scale and are indicative only. We would advise interested parties to obtain verification from their own advisers. The plans should be used for general guidance only and do not constitute, in whole or in part, an offer or contract. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value the property. The plot measurement and Ordnance Survey extract has been sourced from Promap and the accuracy cannot be guaranteed and are not to scale. Interested parties should make their own enquiries CIL charges and or Affordable Housing Contributions have to be discussed with the Local Authority or your Consultants. It is incumbent on any potential purchaser to satisfy themselves as to the suitability of the site for their own purposes. The photographs are historic.



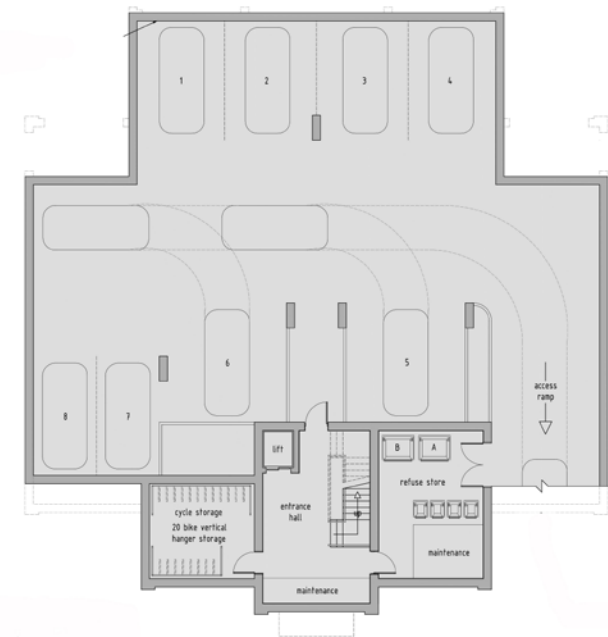


PROPOSED STREET SCENE ALONG OAKLEIGH ROAD

INDICATIVE ONLY



PROPOSED REAR ELEVATION

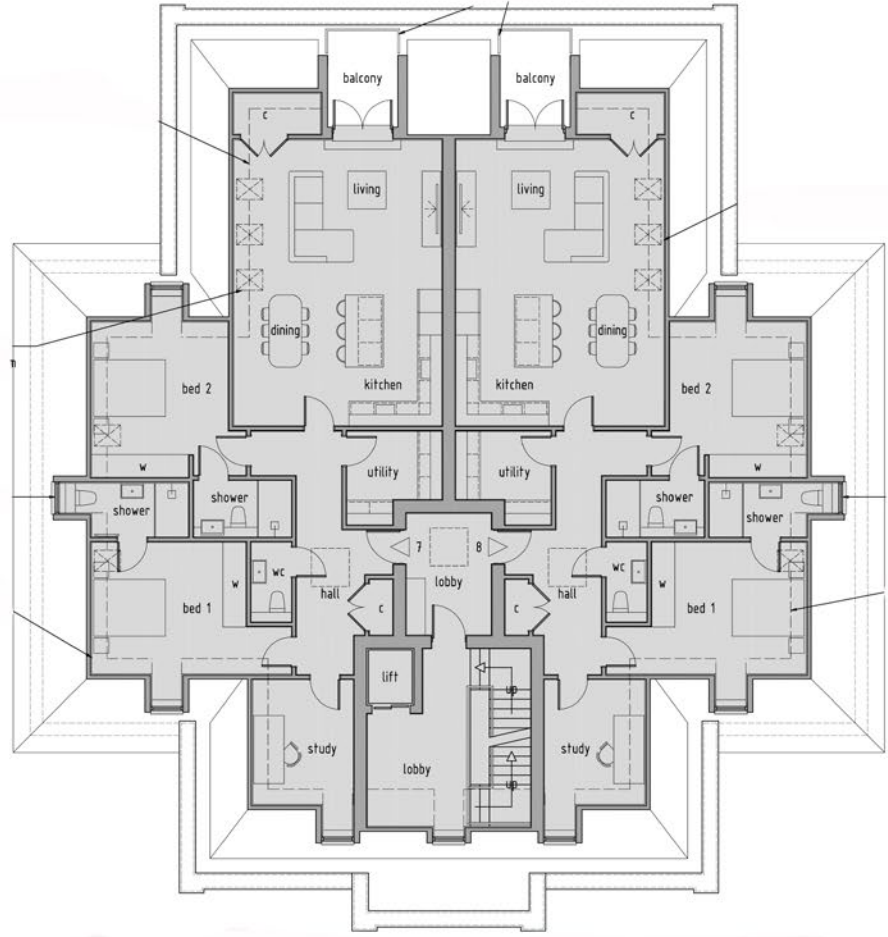


PROPOSED BASEMENT PLAN

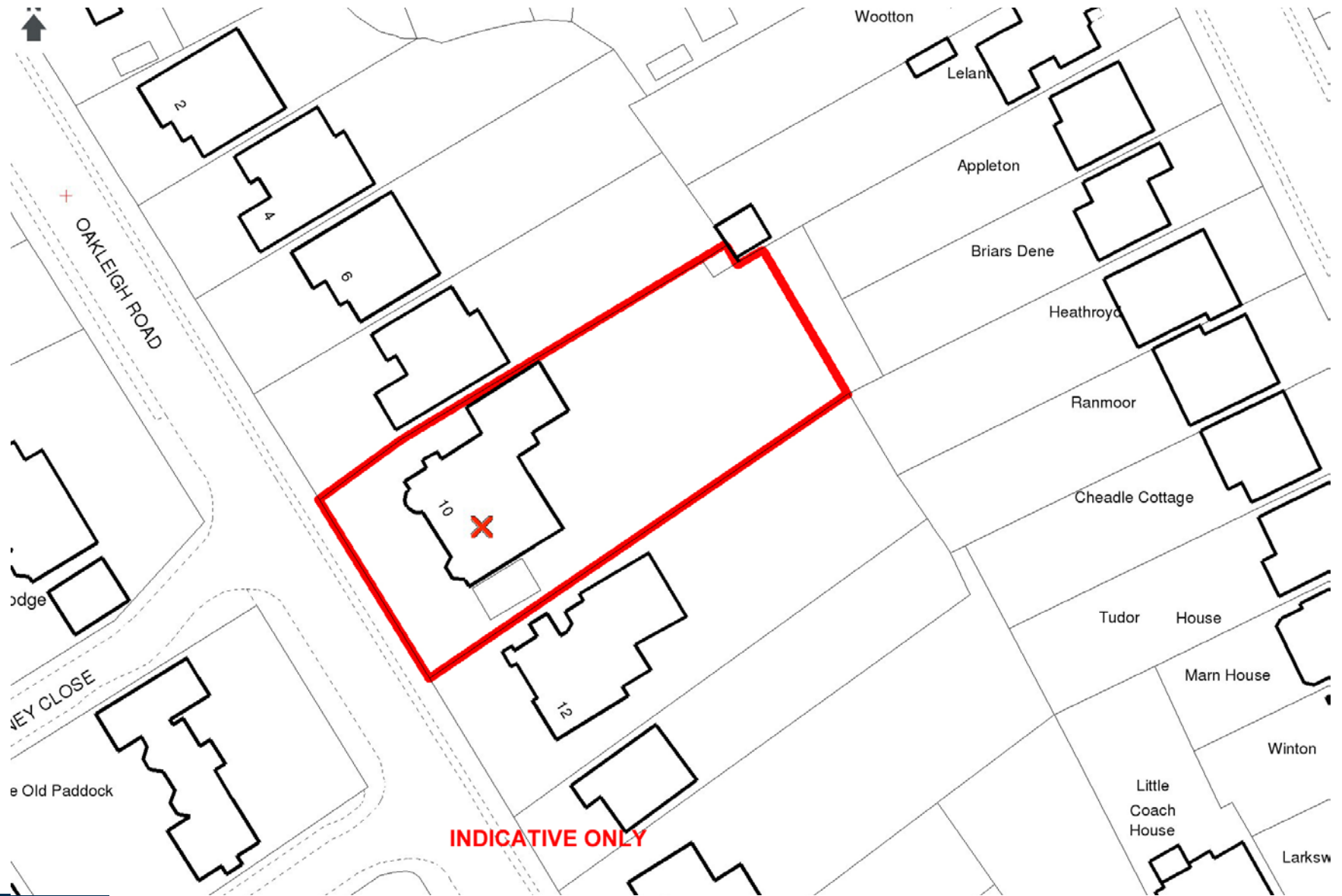




PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF AREA PLAN



ROBSONS

LAND & NEW HOMES

1st & 2nd Floor Offices, 130 High Street, Rickmansworth, WD3 1AB

Tel: 0203 814 1883 or email: neil.ret@robsonswb.com

www.robsonswb.com

www.the-londonoffice.co.uk
40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



WARNING
THIS PROPERTY IS MONITORED
BY A 24HR SECURITY ALARM
CONTACT US FOR MORE INFO
VERITAS
0845 1224 337

**OAKLEIGH HOUSE
NURSING HOME**