



The Tilehouse Centre,
Nightingale Way, Denham, UB9 5JL

**EXCEPTIONAL
RESIDENTIAL
DEVELOPMENT
OPPORTUNITY**

0.66 Acres
(0.27 Hectares)

- Freehold for sale
- Vacant Possession
- Residential development site in a highly desirable location
- Offers sought on both a conditional and unconditional basis

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Summary

Available Size	0.66 Acres
Price	Offers in excess of £1,000,000
VAT	Applicable
EPC Rating	EPC exempt - Due for demolition

Description

The site is in a highly sustainable location for residential development, close to train stations, schools and local amenities. The site comprises a disused Day Opportunity Centre, caretakers bungalow and associated parking and landscaping.

Both buildings have been vacant since November 2015 and are in a state of dilapidation.

Location

The development site is accessed via Nightingale Way in Denham which is located off Denham Green Lane providing quick and easy access to the A412. The site is conveniently located within walking distance to Denham train station, schools and other local amenities.

The property has excellent road links and is well located for access to the motorway network with the M40 (junction 1a) just 3 miles to the southeast, providing access to the M25. Denham station is a 15 minute walk away providing good train services to London Marylebone with the fastest journey taking approximately 25 minutes.

Planning

Application Number: PL/20/4026/FA was submitted in 2020

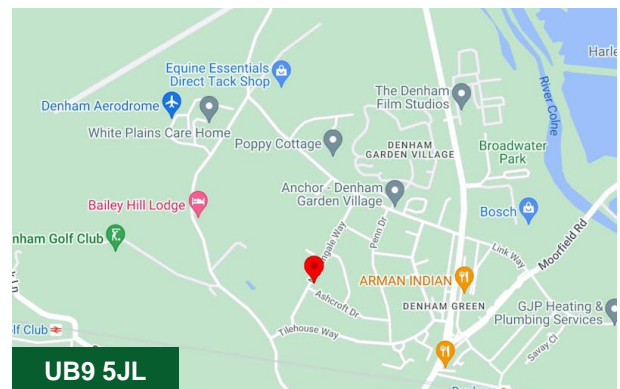
Proposal: Redevelopment of site to provide 7 dwellings, comprising 4 open market dwellings and 3 affordable dwellings, with access, landscaping and associated works. The planning authority was minded to approve the development, but the application was withdrawn to allow discussion to take place with the Parish Council about the future of the centre.

A copy of the Planning Statement prepared by Knight Frank and the Planning Officer's report are available.

Title Information and Relevant Planning Documents

A pack of information is available on request, including the following:

- * Title
- * Transport
- * Ecology
- * Arboriculture
- * Asbestos



Viewing & Further Information



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