

## LAND AT JUNCTION 4, M4, HAYES, UB3 1LL

DEVELOPMENT LAND / LAND / NEW BUILD FOR SALE

2.25 ACRES (0.91 HECTARES)

# Summary

Road side freehold available rarely available for sale at Junction 4 of the M4

Available Size 2.25 Acres

Business Rates N/A

EPC Rating Upon enquiry

- Adjacent to Heathrow North Services
- Services include; ESSO, Starbucks, Greggs, Subway and ASDA
- 2 minute drive from Junction 4 of the M4
- 1.4 miles from Hayes & Harlington Train Station and Elizabeth Line
- 3 miles from Heathrow Airport
- 1 mile from Stockley Business Park and its amenities



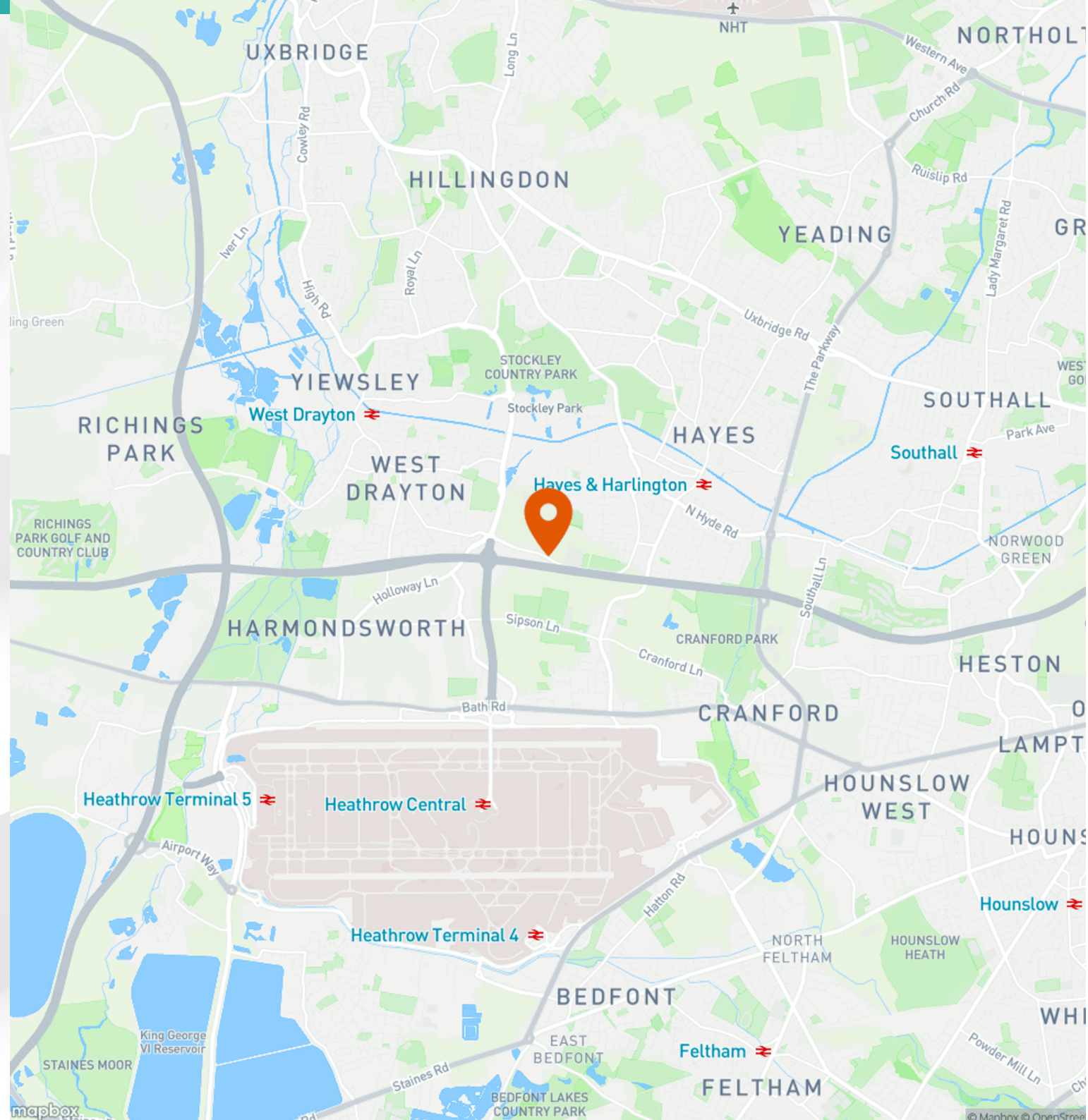
# Location



Land at Junction 4, M4,  
Shepiston Lane, Hayes, UB3  
1LL

The Site is strategically located in a semi-urban area, just 0.75 km from Junction 4 of the M4. Positioned between Shepiston Lane and the M4 slip road, the area benefits from excellent connectivity. The nearest railway station, Hayes & Harlington, is only 1.92 km to the northeast, and Heathrow Central Bus Station is 2.72 km to the south. London Heathrow Airport is just 3.14 km away, making this an ideal spot for developments that benefit from proximity to major transportation hubs.

The surrounding land uses include agricultural, industrial, residential, and various commercial landscapes. Notably, Stockley Park, one of Europe's premier business parks housing major brands like Canon, Gilead, MSC Cruises and Suntory is situated to the north.





# Further Details

## Description

This rare roadside freehold land, is available for sale at Junction 4 of the M4, offers a prime location adjacent to Heathrow North Services. The services in close proximity include ESSO, Starbucks, Greggs, Subway, and ASDA, providing ample convenience for any future development. The site is just a 2-minute drive from Junction 4 of the M4.

Spanning an area of 9,121 sq m (2.25 Acres), this semi-urban land is currently an unused natural landscape. The terrain appears flat but heavily vegetated, making a detailed assessment necessary.

Shepiston Lane runs to the northwest, featuring a straight layout with pavements on either side for pedestrian and bicycle access, enhancing connectivity and safety. There are no roads extending into the land.

The land available is made up of the whole of title MX71211 and part of title NGL198324.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Dataroom

Contact Guy Parkes or Arabella Macrae for access to the dataroom.



## Enquiries & Viewings



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