

ONE

PITSHANGER LANE

A CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY SUITABLE
FOR A RANGE OF ALTERNATIVE USES

ON BEHALF OF FIXED CHARGE RECEIVERS



CGI of the proposed scheme

SUMMARY

01

An attractive residential development opportunity with an implemented planning permission, also suitable for a range of alternative uses.

02

The site extends to 0.25 acres (0.1 ha) and currently comprises a two storey vacant care home.

03

Situated 1.1 miles (1.8km) north west of Ealing Broadway Station (Elizabeth, District & Central Lines) and 1 mile (1.6km) north of West Ealing Station (Elizabeth Line & Great Western Main Line).

04

Implemented planning permission (REF:212893FUL) for a residential development of 60 dwellings.

05

For sale freehold with vacant possession.

LOCAL AREA

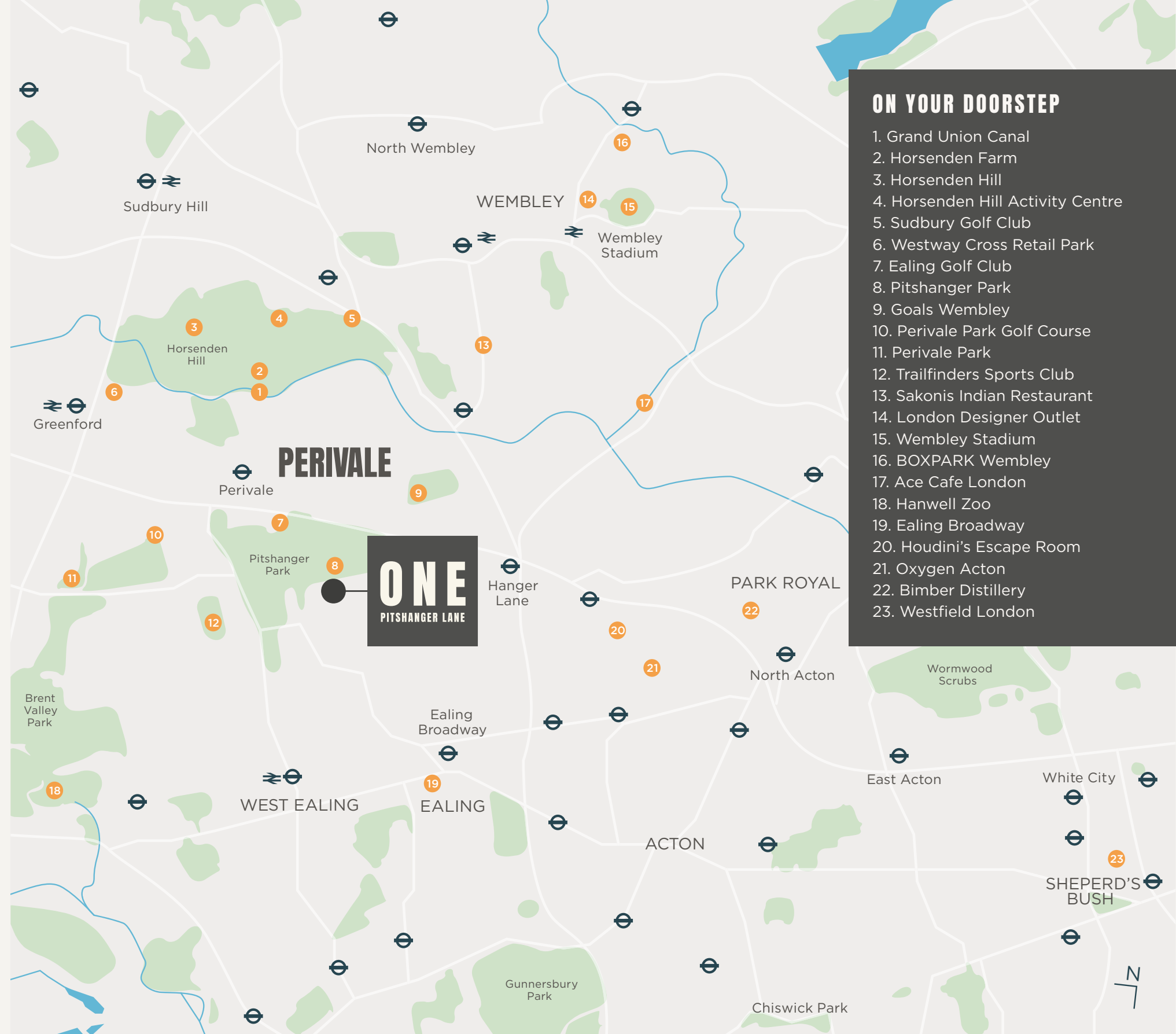
Nestled in the heart of north Ealing, One Pitshanger Lane benefits from the area's village like charm and sense of community. Ealing continues to attract a diverse mix of residents, from families and young professionals to second-steppers that are drawn to the area by its leafy streets, amenities, and local culture.

The surrounding area boasts a variety of highly rated state and independent schools within walking distance. These include St Benedict's school, North Ealing Primary School, Notting Hill and Ealing High School, as well as several nurseries.

The local area offers an abundance of green spaces within easy walking distance, namely Cleveland Park, Pitshanger Park, and Montpelier Park; each offering a slice of green space on the sites' doorstep. Cleveland Park provides a peaceful setting for walking, while Pitshanger Park is a lively hub featuring sports facilities, playgrounds, gardens, and a community farm.

One Pitshanger Lane fronts Kent Gardens to the west; a residential street lined with a mix of Edwardian and Victorian homes, rising from two to four storeys. The architectural heritage and historic nature of the area adds to its appeal and contributes to its established atmosphere within West London.

North of the site lies Pitshanger Lane; a nestled high street brimming with independent shops, cafés, pubs, and diverse restaurants. Beyond the everyday essentials, Ealing offers a rich tapestry of leisure amenities including Ealing Golf Club, tennis and rugby clubs.



- ### ON YOUR DOORSTEP
1. Grand Union Canal
 2. Horsenden Farm
 3. Horsenden Hill
 4. Horsenden Hill Activity Centre
 5. Sudbury Golf Club
 6. Westway Cross Retail Park
 7. Ealing Golf Club
 8. Pitshanger Park
 9. Goals Wembley
 10. Perivale Park Golf Course
 11. Perivale Park
 12. Trailfinders Sports Club
 13. Sakonis Indian Restaurant
 14. London Designer Outlet
 15. Wembley Stadium
 16. BOXPARK Wembley
 17. Ace Cafe London
 18. Hanwell Zoo
 19. Ealing Broadway
 20. Houdini's Escape Room
 21. Oxygen Acton
 22. Bimber Distillery
 23. Westfield London

PARK ROYAL

NORTH ACTON

🚶 NORTH EALING

🚶 EALING BROADWAY

PERCEVAL HOUSE

OLD OAK COMMON

WHITE CITY

MONTPELIER PARK

ONE

PITSHANGER LANE



LOCATION & CONNECTIVITY

The site is located on Pitshanger Lane, South of the River Brent within North Ealing. The area is bound by Perivale to the north and West Ealing to the south, within the London Borough of Ealing.

The surrounding area is predominantly defined by low-density residential housing, complemented by an abundance of green spaces and local amenities that make it particularly attractive to a range of occupiers including families, young professionals and mature residents.

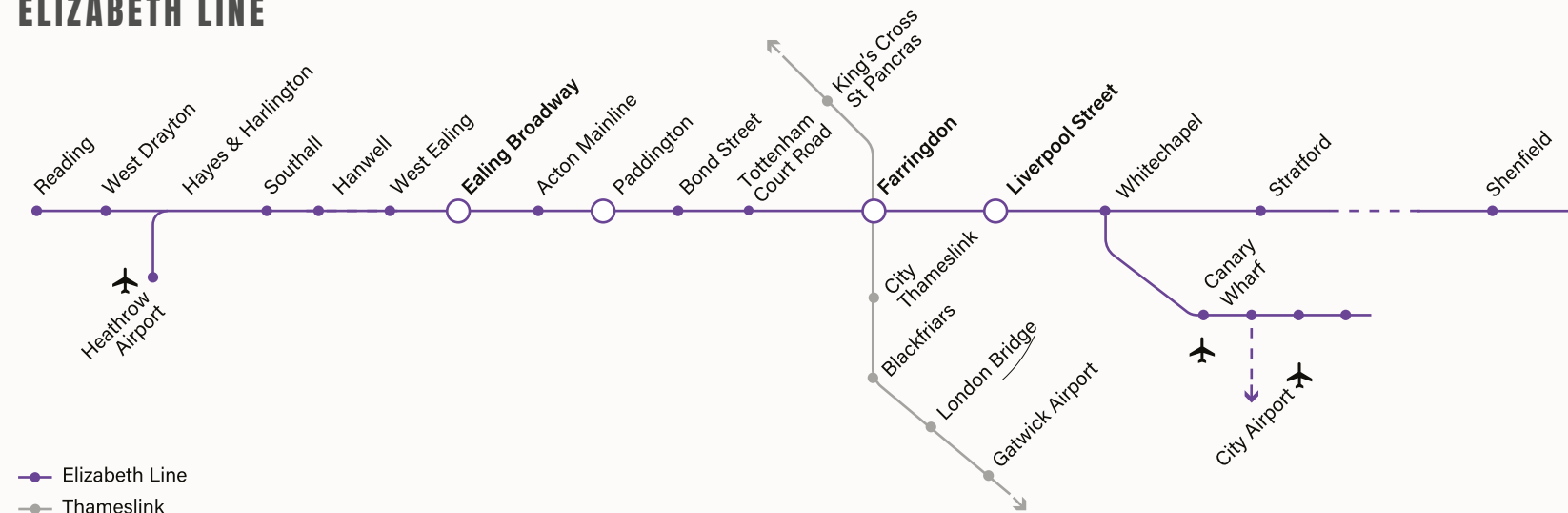
North Ealing benefits from excellent public transport connectivity. Castle Bar Park Railway Station is located approximately 0.7 miles (1.1 km) to the west. To the south, Drayton Green Railway Station is around 0.9 miles (1.4 km) away, while Ealing Broadway Station—served by the Central, District, and Elizabeth lines—is just 1.1 miles

(1.8 km) from the property. West Ealing Station, also on the Elizabeth Line, lies 1 mile (1.6 km) to the south. To the east, Hanger Lane Underground Station (Central Line) is about 1.2 miles (1.9 km) away, and Perivale Station (Central Line) is situated approximately 1 mile (1.6 km) to the north.

The local area further benefits from a range of bus services that can be accessed along Pitshanger Lane, providing services to Ealing Broadway, Perivale Station, West Ealing station and surrounding areas. These transport hubs offer regular services to central London and beyond.



ELIZABETH LINE



ONE

PITSHANGER LANE



THE SITE

The site extends to approximately 0.25 acres (0.1 ha) and comprises three interconnected buildings previously used for assisted living accommodation. It also benefits from a garden and on-site car parking. The property is to be sold with vacant possession.



PLANNING

The site is not located in a conservation area and there are no listed buildings located on or adjacent to the site.

The site benefits from an implemented planning permission (REF 212893FUL, dated July 2022) for the “Demolition of existing building and the erection of a ground to 8 storey building comprising 60 new residential dwellings, provision of car and cycle parking, refuse storage; landscaping and new boundary treatment; provision of plant and associated works”.

The implemented planning permission does not comply with the Building Safety Act 2022 and would therefore need to be revised.



CGI of the proposed scheme



AFFORDABLE

The Affordable Housing component makes up 35% of the overall scheme, equating to 19 units. Of these, 10 units are designated for London Affordable Rent and 9 units for Intermediate Rent.

CIL

The implemented scheme has a CIL liability of £124,962.74 of which £100,000 has been paid.

SUSTAINABILITY

The scheme will be entirely heated by energy-efficient Air Source Heat Pumps. Its south-facing U-shaped layout is carefully configured to maximise natural daylight, reducing the need for artificial lighting. In addition, the inclusion of green and brown roofs not only enhances biodiversity but also supports passive temperature regulation, contributing to the building’s overall energy performance throughout the year.

SECTION 106

The development is subject to the following financial obligations as outlined in the Section 106 agreement. (Available to view on the dataroom).

§106 CONTRIBUTIONS

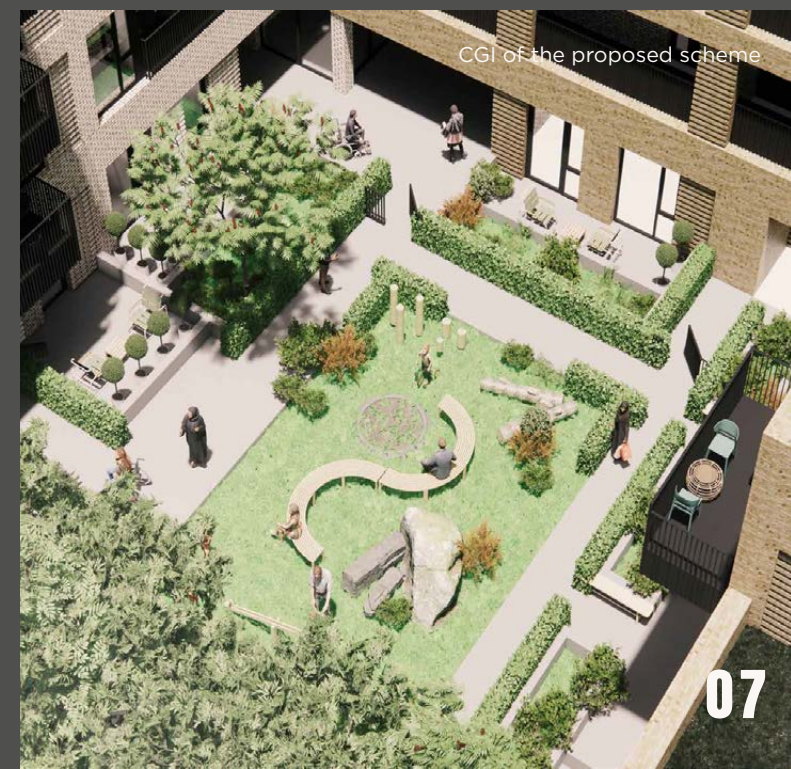
Carbon offsetting:	£56,173
Clinical Commissioners Group:	£102,201
Educational:	£181,589.38
Employment and training:	£10,000
Energy monitoring:	£8,375
Landscape and nature:	£75,031
Sport and Leisure:	£80,000
Transport and infrastructure:	£93,000



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PROPOSED ACCOMMODATION

PRIVATE ACCOMMODATION SCHEDULE

Type	Number of units	Average NIA sq m	Average NIA sq ft	Total GIA sq ft
Studio	2	37	398	
1B2P	13	53	574	
2B3P	9	63	682	
2B4P	12	71	765	
3B4P	4	79	850	
3B5P	1	88	947	
Total	41	2,797	30,109	

AFFORDABLE ACCOMMODATION SCHEDULE

Type	Number of units	Average NIA sq m	Average NIA sq ft	
1B2P	5	53	574	
2B3P	3	63	682	
2B4P	4	71	765	
3B5P	6	88	947	
4B6P	1	99	1066	
Total	19	1,445	15,555	

53,120



CGI of the proposed scheme

PROPOSED FLOOR PLANS

- Studio
- 1B2P
- 2B3P
- 2B3P WCH
- 2B4P
- 3B4P
- 2B4P
- 3B4P
- 2B4P
- 3B4P

G



1ST



PROPOSED FLOOR PLANS

- Studio
- 1B2P
- 2B3P
- 2B3P WCH
- 2B4P
- 3B4P
- 2B4P
- 3B4P
- 2B4P
- 3B4P

2ND



3RD



PROPOSED FLOOR PLANS

- Studio
- 1B2P
- 2B3P
- 2B3P WCH
- 2B4P
- 3B4P
- 2B4P
- 3B4P
- 2B4P
- 3B4P

4TH



5TH



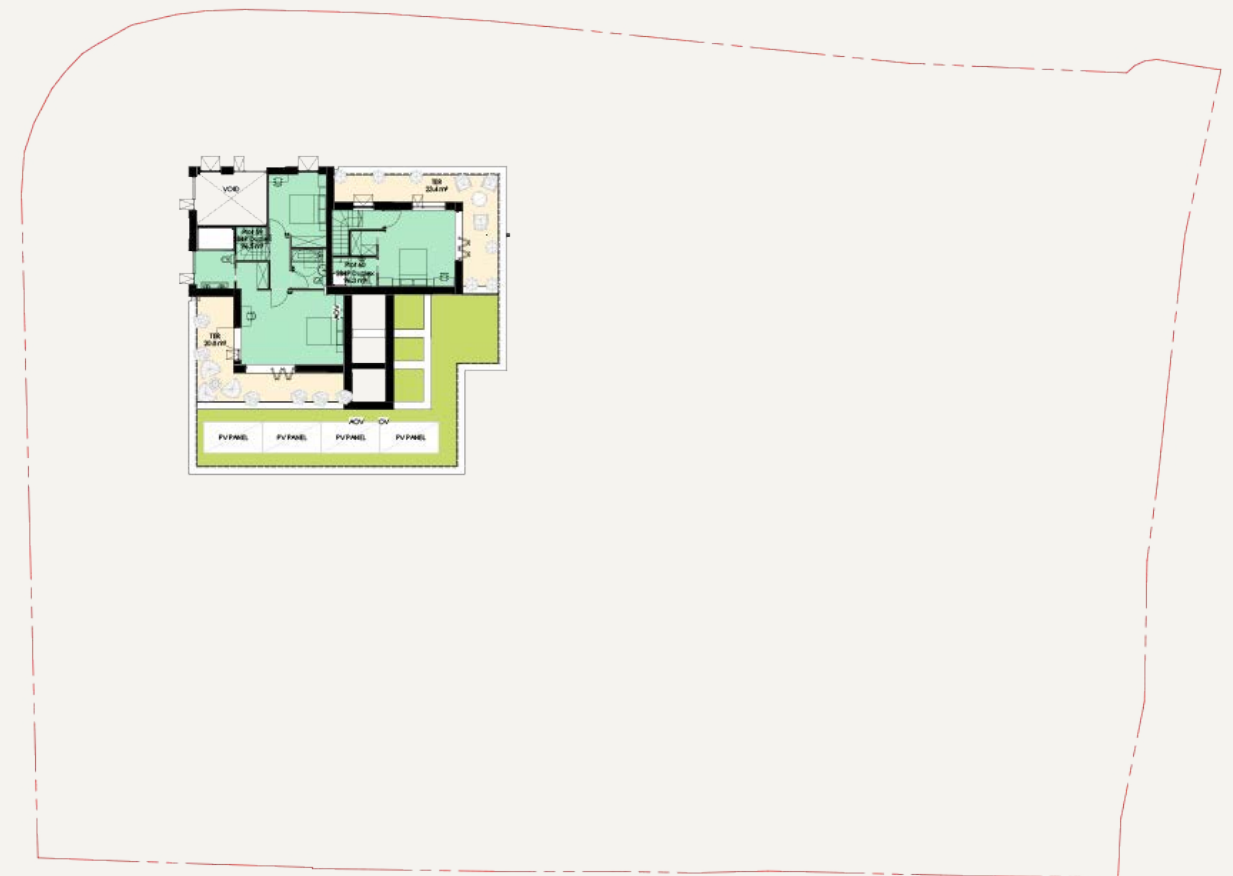
PROPOSED FLOOR PLANS

- Studio
- 1B2P
- 2B3P
- 2B3P WCH
- 2B4P
- 3B4P
- 2B4P
- 3B4P
- 3B4P

6TH



7TH



FURTHER INFORMATION

TENURE

The property is for sale freehold with vacant possession.

METHOD OF SALE

The property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest on a wholly unconditional basis. The sale is by way of a Joint Fixed Charge Receivership. The sale contract will reflect this and as such no warranties or guarantees will be given by the Receivers

AML

A successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

VAT

We understand that the property is not elected for VAT, but buyers should satisfy themselves on this point.

VIEWINGS

The Property may be inspected strictly by appointment only through the vendor's sole selling agents.



CGI of the proposed scheme

DATA ROOM

A dedicated project data room has been set up and interested parties are able to register for access.

[CLICK HERE](#)

CONTACTS

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