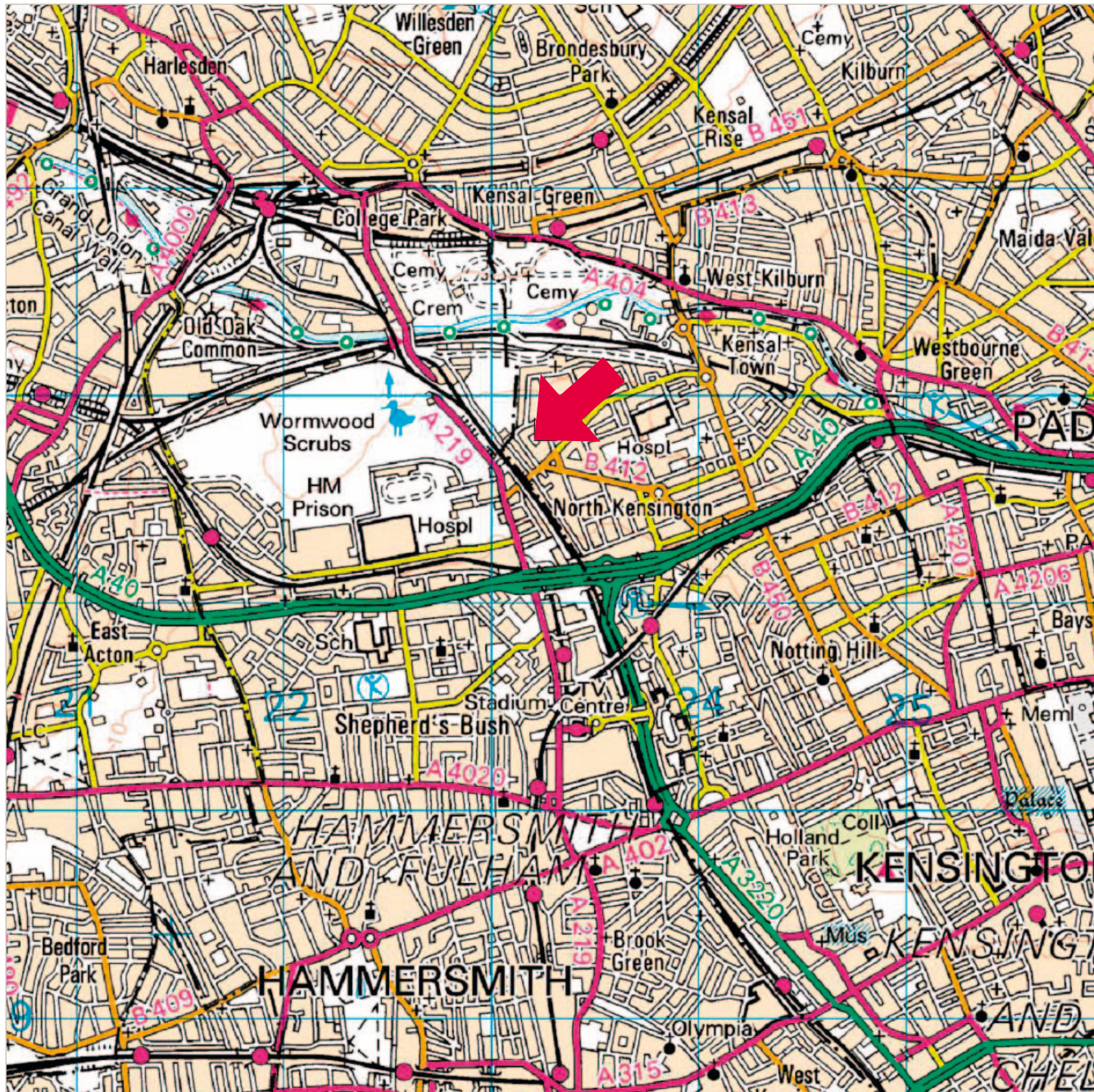




CLIFTON NURSERIES NURSERY LANE, LONDON W10 6QD



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An exceptional residential development opportunity comprising just over an acre of undeveloped land in North Kensington. The freehold interest is being offered for sale via informal tender.

Location

The site is located in North Kensington, within the administrative boundaries of the Royal Borough of Kensington & Chelsea. The site is located on the north side of Nursery Lane, to the rear of the houses fronting onto Dalgarno Gardens to the north, Highlever Road to the east and Brewster Gardens to the west. Marble Arch is situated approximately 4.8 kilometres (3 miles) to the east.

Ladbroke Grove, Latimer Road and White City Underground stations are all situated within 15 minutes walking distance of the site and are serviced by the Hammersmith and City, Circle and Central lines. There are also numerous bus routes operating along Barlby Road which provide local services.

The site has excellent road communications to and from central London. The A40 dual carriageway is situated approximately 800 metres (0.5 miles) to the south, which provides routes east into the West End and west out of London. Ladbroke Grove (B450) is located 1 kilometre (0.6 miles) to the east which leads south into Notting Hill. Junction 1 of the M1 motorway is approximately 7 kilometres (4.3 miles) to the north and Junction 1 of the M4 motorway is 6.5 kilometres (4 miles) to the south west. London Heathrow Airport is approximately 17 kilometres (10.6 miles) to the south west.

There are numerous amenities (shops, bars and restaurants) situated along Ladbroke Grove to the east. Little Wormwood Scrubs and Wormwood Scrubs public green spaces are also located a short walk to the north and north west of the site respectively. There are a number of schools, including Kensington and Chelsea College, within the local area.



Site entrance



View of centre of site



View of north of site

Description

The site extends to approximately 1.19 acres (0.48 hectares). The boundaries are marked for indication purposes on the attached Ordnance Survey extract.

The site is currently in use as a storage area for a nearby garden nursery and comprises predominantly open land with a small number of outbuildings. Access to the site is from Nursery Lane which is a quiet side road off Highlever Road. The site is delineated by wooden fencing along each of its boundaries with secure metal gates fronting onto Nursery Lane.

Planning

The site lies within the Royal Borough of Kensington & Chelsea. The relevant policies which guide development are contained within the Core Strategy, subject to modifications, as adopted in 2010. The existing buildings on site are not listed however the site is located within the Oxford Gardens Conservation Area.

We believe the site may be appropriate for alternative uses, subject to the necessary consents. In particular, we feel that the site may be suitable for private housing. However, the site does not benefit from any extant planning permission for development and no formal representations have been made to the council. Interested parties are expected to satisfy themselves as to the site's planning potential.



Important notice

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Method of Sale

The freehold interest of the site is to be made available for sale as a whole by means of informal tender. The vendor is seeking unconditional and / or subject to planning offers. One of the key criteria for assessing subject to planning offers will be both the quality of the proposed development as well as its planning viability. The Vendor will employ the services of a leading architectural practice and leading planning practice to provide guidance throughout the marketing process and assess the bids.

Only initial expressions of interest are sought at this stage. Parties who express an interest may then be invited to the next stage, which will be to submit detailed proposals. A comprehensive package of information will then be made available to enable parties to formulate an offer. Bidders on a subject to planning basis are reminded that considerable weight will be given to the quality of their proposed development, in addition to their financial offer.

Viewings of the site are due in the weeks commencing 19th May, 26th May, 2nd June, 9th June and 16th June 2014. It is imperative that any interested party is able to attend at least one of these viewings on these dates.



Kensington Memorial Park



Ladbroke Grove Underground

Interested parties are invited to email their expression of interest to the following:

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