

**Shaw  
& Co**  
ESTATE  
AGENTS

**£465,000**  
**Ash Grove**  
Uxbridge, UB9 6EX



## PROPERTY SUMMARY

Freehold land with full planning permission granted for development for 2 x three-bedroom semi-detached homes. Each property is thoughtfully designed across three floors, offering approximately 1,050 sq ft of well-proportioned living space.

Ideally positioned within a quiet residential setting, the development benefits from close proximity to Harefield High Street, providing a range of local shops, cafés, and amenities. Excellent transport connections are nearby, with convenient access to the M25 and A40, as well as Denham Overground Station, offering direct routes into London making this an attractive opportunity for both developers and future homeowners.

GIA - 1050sqft (per home)

Total GIA - 2100sqft

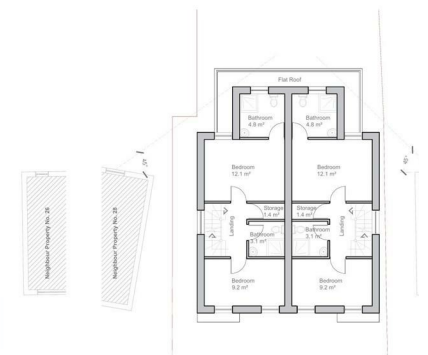
CIL - £25,000 Approx

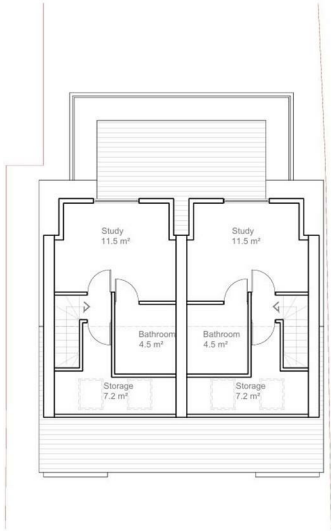
Site Area - 2650 sqft scl-land

null 

null 

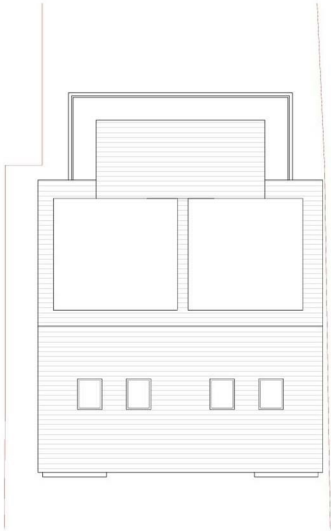
null 





Proposed Loft Plan

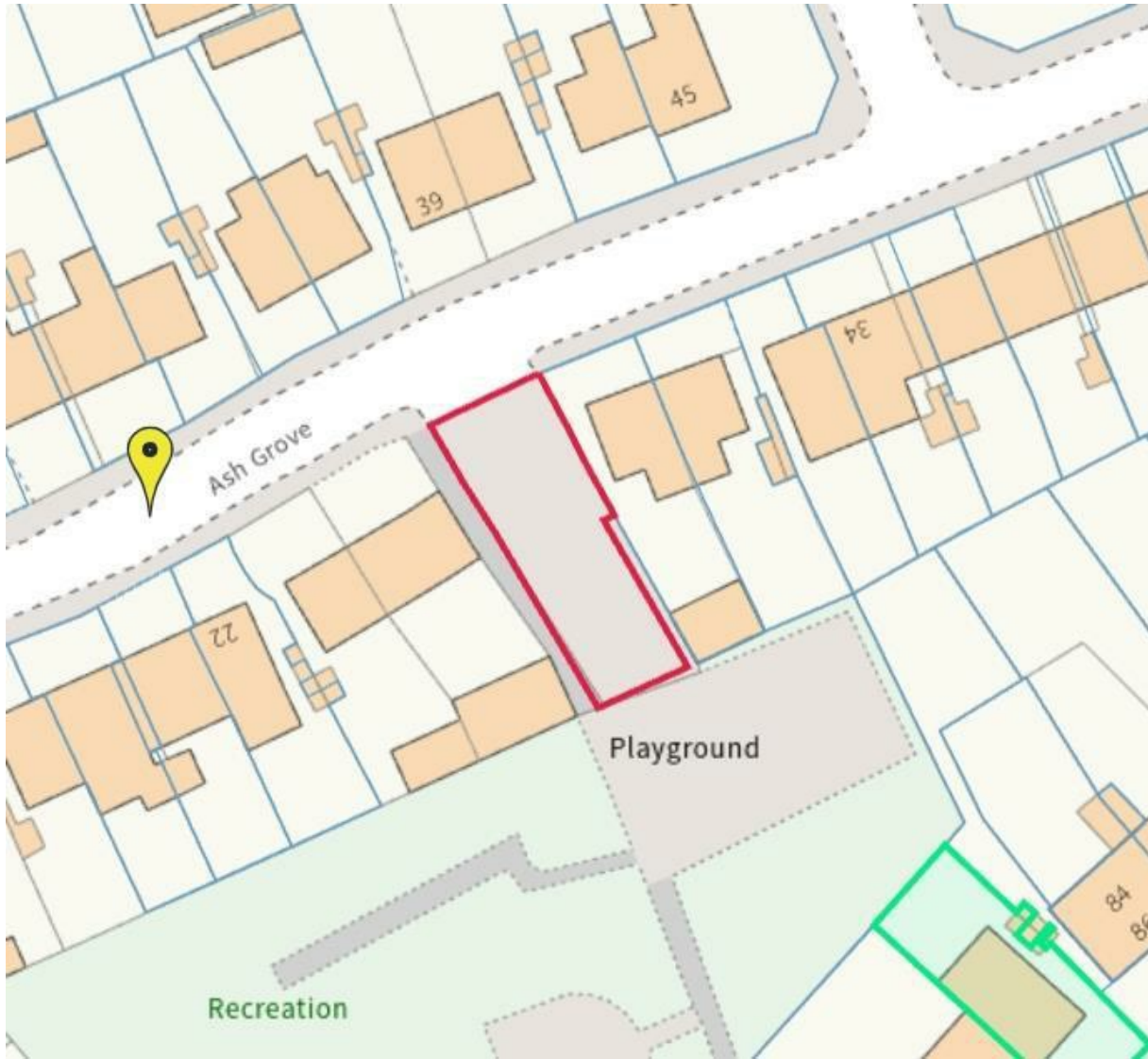
Neighbour Property No. 26



Proposed Roof Plan



ed Rear Elevation



**LOCAL AUTHORITY**

**TENURE**  
Freehold

**COUNCIL TAX BAND**

**VIEWINGS**

By prior appointment only

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw  
& Co**  
ESTATE  
AGENTS

**OFFICE ADDRESS**  
10 Central Parade  
New Heston Road  
Heston  
Middlesex  
TW5 0LH

**OFFICE DETAILS**  
02085707258  
land@shawandcoestates.com  
<https://www.shawandcoestates.com>