

05 August 2022

Freehold Development Site, Paddenswick Road, London, W12 8EU

Further to your recent interest in the above freehold, we can confirm that our client has instructed us to request best and final bids from interested parties.

We are seeking your written offer for the freehold by no later than **12pm on Friday 12th August 2022**.

The offer should confirm:

- **Identity of the Purchaser** – to include the name, address and company registration number if being purchased through a company.
- **Purchase Price** – clearly state the proposed purchase price.
- **VAT** - we are advised that VAT will be payable on the purchase.
- **Source and Proof of Funding** – written proof that funding is in place and clear confirmation of whether it is a cash purchase or subject to any external funding.
- **Conditions** – any conditions attached to the offer i.e. survey, planning or valuation.
- **Approvals** – details of any board or third party approvals required.
- **Deposit** – confirmation that a non-refundable 10% deposit will be paid upon exchange.
- **Solicitors Details**
- **Timetable** – your proposed timescales for exchange and completion.
- **Anti-Money Laundering** – Please be advised that once your offer has been approved in accordance with recent legislation, we will require full identification documents for the beneficial owner of the purchasing entity before being able to agree heads of terms.

Offers to be submitted in writing by email to william@jamesabaker.co.uk and evija@jamesabaker.co.uk

Freehold Development Site

Paddenswick Road, London, W12 8EU



Freehold Development Site Offers Invited plus VAT Sole Selling Agent

- Rare development opportunity adjoining The Oak Public House Shepherd's Bush
- Excellent commuter and travel facilities nearby Stamford Brook, Goldhawk Road and Shepherd's Bush tube stations connecting central London
- Plot size 0.037 of an acre
- Situated close to Ravenscourt Park
- Available freehold with vacant possession on either unconditional or subject to planning basis

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Sole Selling Agent**

Location

The outbuilding fronts Paddenswick Road near Seven Stars Roundabout. It is a short distance from Ravenscourt Park in the popular Shepherd's Bush area. The property is well located being relatively close to Goldhawk Road and Stamford Brook underground stations. The immediate vicinity is an affluent, densely populated residential area.

Accommodation

The property is two storey of brick construction beneath a hipped tiled roof. It is vacant and in a dilapidated state but offers an opportunity to redevelop subject to obtaining the necessary planning consent.

The property benefits from its own private access from Paddenwicks Road and it is close to a substation held on its own title.

The property has a ground floor gross internal area of approximately 2,500 square feet and sits on a plot size of approximately 0.037 of an acre.

Local Authority

Hammersmith and Fulham Council, Town Hall, King Street, Hammersmith, London, W6 9JU.

Planning – 020 8753 1081

This provides a rare freehold development opportunity in the Shepherds Bush. The property may be suitable for a range of uses, subject to the granting of relevant permissions and is likely to be of interest to developers, builders and investors.



☎ 020 7557 7844

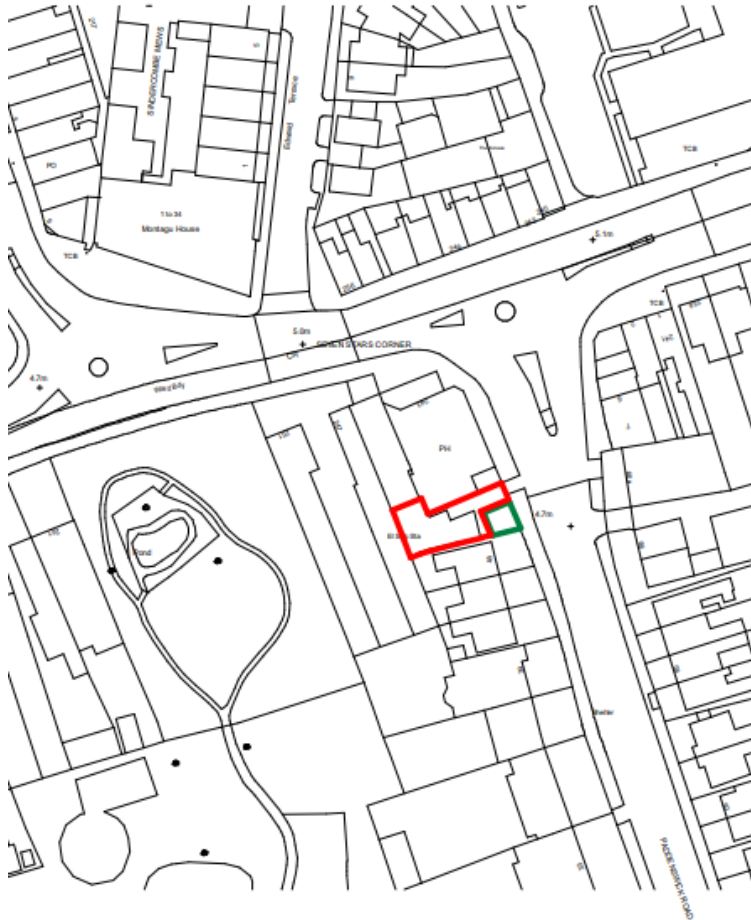
London Office

London@jamesabaker.co.uk www.jamesabaker.co.uk

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General Information

Services

We are verbally advised that all mains services are connected to the land.

Tenure

Freehold with vacant possession. The site is outlined in red on the plan. The area outlined in green is the substation.

VAT

VAT may be applicable on the sale of this property.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any purchaser/tenant to provide proof of identity along with any other required documents.



☎ 020 7557 7844

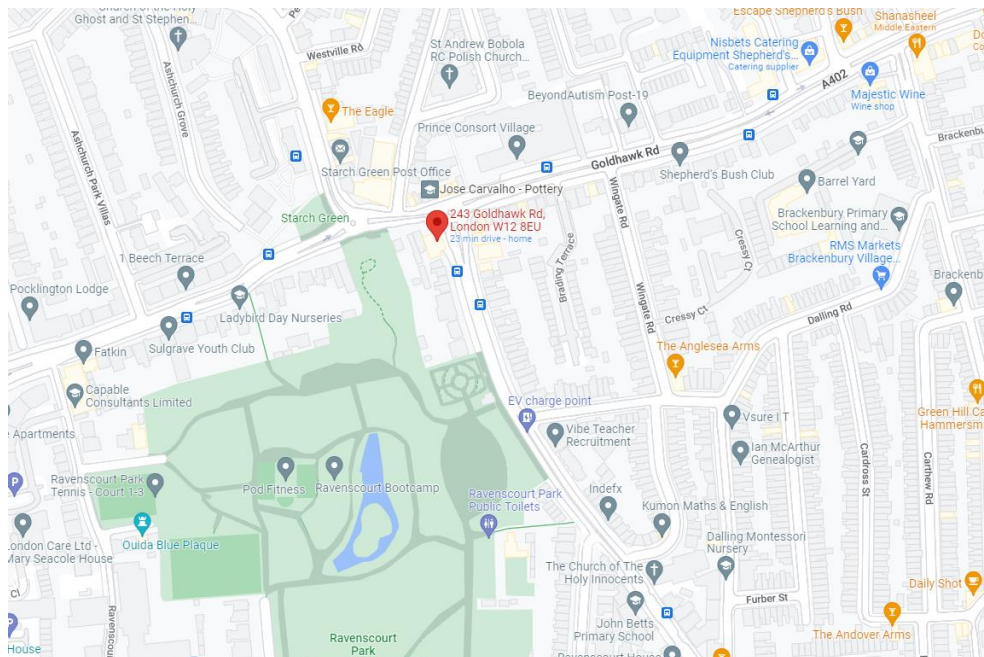
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Agent Details

For further details please contact



William Baker Bsc (Hons)
Surveyor, London



07415716580



william@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



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