

3 bed bungalow to buy in HA4

West End Road, Ruislip, Middlesex, HA4 6QS

£625,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- Planning Reference - 74799/APP/2026/1334
- Demolition of the existing
- Erection of two dwellinghouses.
- Associated parking provision
- EPC Rating D

Key Information

- Council Tax: Band F
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

DEVELOPMENT OPPORTUNITY.

Planning Reference - 74799/APP/2026/1334

AI-generated images have been used for illustrative purposes to demonstrate the potential appearance of the property.

An exciting opportunity to acquire a site at West End Road, Ruislip, with planning permission granted for the demolition of the existing bungalow and the erection of two new three-bedroom houses, each approximately 135 sqm, together with associated parking, landscaping, bin and cycle storage.

The approved scheme presents an opportunity for developers, builders and investors seeking their next residential development project.

The planning permission and associated drawings provide further details of the approved proposals. Interested parties are encouraged to review the planning documents and satisfy themselves as to the scope of the permission, approved plans and any applicable planning conditions.

Planning permission includes:

Demolition of the existing bungalow.

Erection of two dwellinghouses.

Associated parking provision.

Landscaping.

Bin and cycle storage.

The property is offered for sale by auction. All interested parties are advised to undertake their own due diligence, including enquiries with the local planning authority, and to verify all planning details, conditions, measurements and development requirements before bidding.

Please refer to the approved planning documents for full details of the consented scheme.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £625,000

Property Type: Bungalow

Parking: Driveway & Garage

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

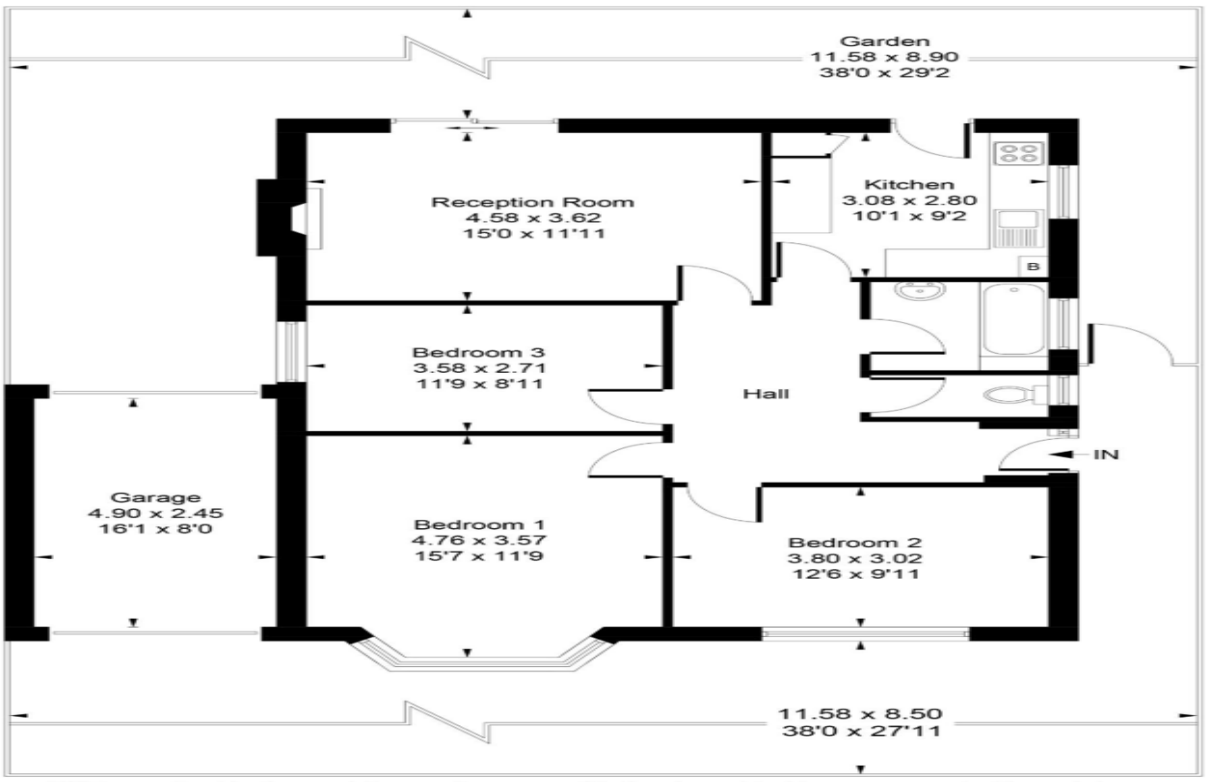
Sewerage: Standard UK domestic

Air conditioning: No

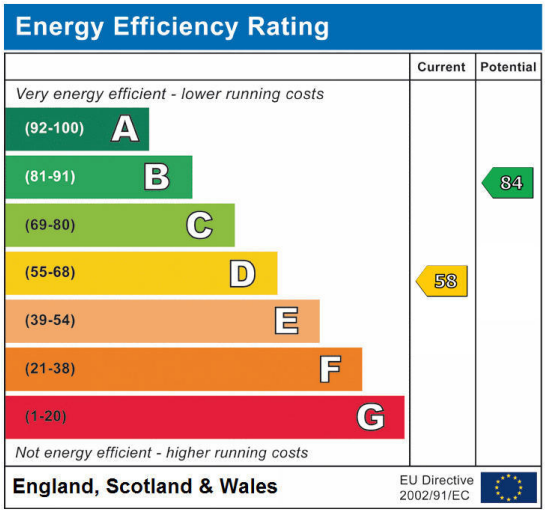
Broadband: ADSL copper wire

Mobile signal coverage: Good

Approximate Gross Internal Area = 81.56 sq m / 878 sq ft
Garage = 12.43 sq m / 134 sq ft
Total = 93.99 sq m / 1012 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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West End Road, Ruislip, Middlesex, HA4 6QS

Contact your local branch today for more information on this property:

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