

MILLINGTON QUARTER
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Fully consented West London residential development opportunity
Millington Road, Hayes, UB3 4AZ

EXECUTIVE SUMMARY

- Located in Hayes, one of West London's top regeneration areas.
- Site benefits from excellent transport links with Crossrail and National railway station 0.6 km to the east, providing direct services into Paddington in 10 minutes and Canary Wharf in only 34 minutes.
- The site totals 0.35 hectares (0.87 acres) and presently comprises a cleared, level site.
- Full planning consent is in place for a new-build residential scheme comprising:
 - 131 residential apartments (94,138 sq ft NSA)
 - 117 private units (81,030 sq ft NSA) comprising 13 x Studio, 43 x 1-beds, 43 x 2-beds and 18 x 3-beds.
 - 14 social rented units (13,108 sq ft NSA) comprising 4 x 2-beds and 10 x 3-beds.
 - 14,876 sq ft of roof top garden at 7th and 8th storey
- The scheme provides a part 7, 8 and 9 storey building, surrounding a landscaped garden at first floor podium.
- Designed by Stockwool Architects.
- All buildings are new build and the scheme provides 48 covered parking spaces at ground floor level below the podium.
- Freehold.
- The Site is offered for sale via informal tender.





Global Academy College Open

Cabinet Building

Shipping Building

The Record Store

Hayes & Harlington Station (Bond Street) 20 Mins / Reading 29 Mins

The Machine Store

Keith House Resolution to grant for 150 residential units and 376 co-living units.

PD scheme for 113 units

Asda Superstore

Hyde Park Hayes Commercial Park

A312

A437

N HYDE RD

DAWLEY RD



SITE DESCRIPTION

The site totals 0.35 hectares (0.87 acres), is square in shape, and currently comprises a cleared site and disused carpark of 23 spaces. The existing site is bounded by Millington Road to the south east and north east, which adjoins Dawley Road to the north west. To the south, the site is bounded by a light industrial unit occupied by Geiger-UK.

The site is on the western edge of the Hyde Park Hayes Estate which comprises a series of modern office buildings and an Asda Superstore.

The broader surrounding area tends to comprise of post war housing.



LOCATION

Millington Quarter is located in Hayes, an established West London suburb within the London Borough of Hillingdon.

Hayes is currently experiencing significant regeneration with the arrival of the recently opened Elizabeth Line, acting as a catalyst for it's development. Hayes town centre is located to the north of Union Canal c. 0.8km to the north east of the site and boasts a number of retailers including Next, Boots, Lidl, and a range of international food markets. Hayes and Harlington station is located 0.6 km to the east, a 7 minute walk via Keith Road. There are a variety of local supermarkets in the locality including a large Asda Superstore to the east and a Tesco Express.

Local schools including The Global Academy and Harlington School secondary schools and Cranbrook Park Academy, Minet Junior School and Botwell House primary schools.



Beyond the railway to the north of the railway line is the ongoing Old Vinyl Factory regeneration which, when completed, will provide 642 new homes, 84,705 sq ft of office space and 67,800 sq ft of retail/leisure space across an 18 acre site. The development has brought a placemaking environment where the worlds of work, living and leisure mutually complement each other.

Directly to the north of the site, Hyde Park Hayes 3 gained prior approval for 113 permitted development units, and beyond that Keith House has a resolution to grant planning consent for 150 residential units and 376 co-living units. Millington Quarter will form the heart of the regeneration to the south of the railway line, mirroring the transformation of the Old Vinyl Factory to the north.



Clockwise from Left:
 The Record Store Entrance
 The Old Vinyl Factory
 The Record Store Courtyard
 Grand Union Canal

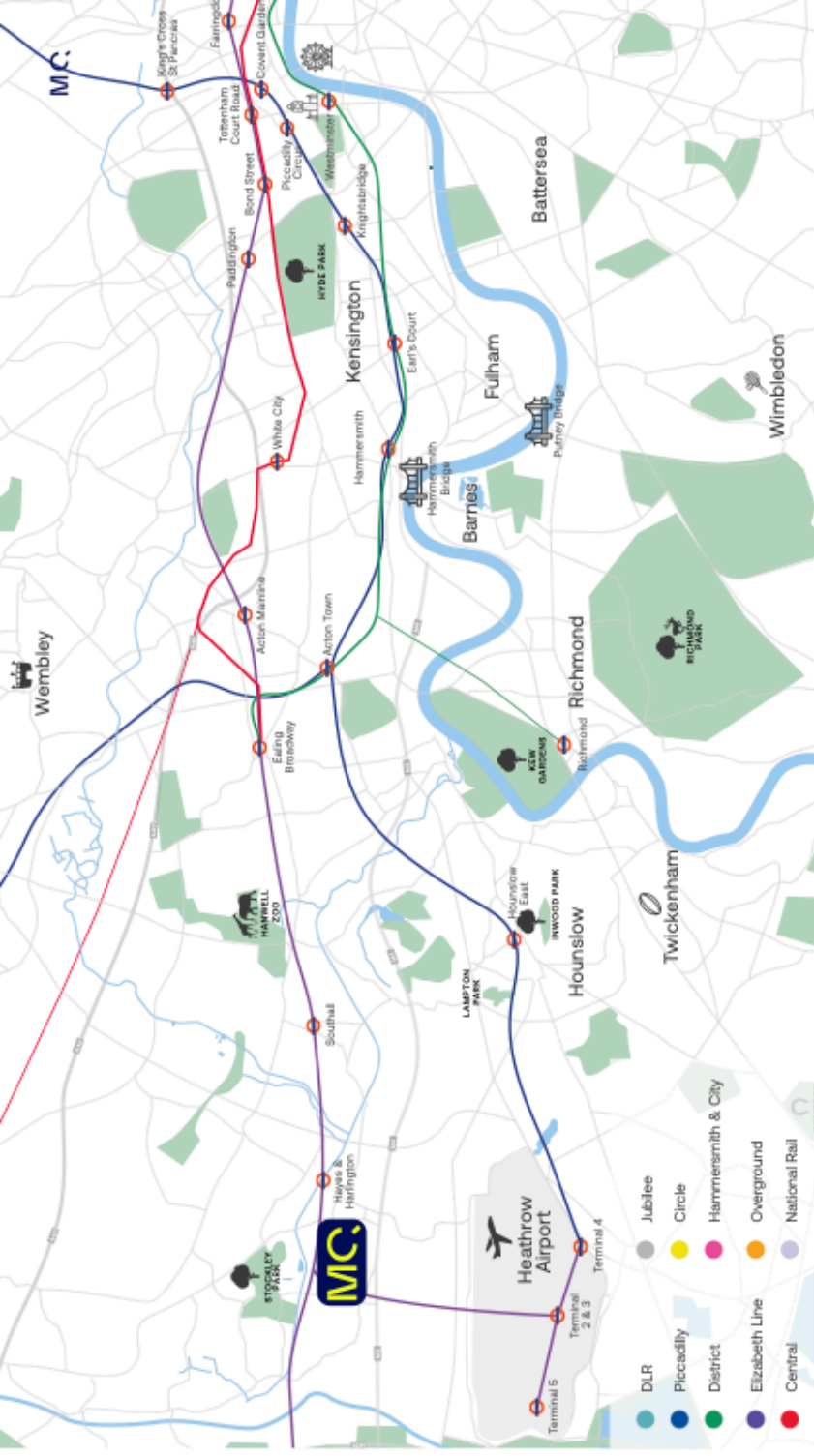
TRANSPORT

The site benefits from a PTAL rating of 4, owing to its proximity to existing rail infrastructure and bus routes.

Hayes & Harlington, which is only a 9 minute (0.6km) walk from the site, is one of the stops on the new Elizabeth Line Crossrail, providing direct access to Paddington, and from autumn 2022 will connect London and Canary Wharf with 10 trains per hour at peak hours.

The M4 can also be accessed by a 5 minute (2.6km) drive which makes the site well placed for travel in and out of London.

There are also a number of bus routes in the site's vicinity providing locals with routes across Hayes, bringing Hayes Town Centre and attractions such as the Stockley Park Golf Club within easy reach.



THE ELIZABETH LINE





Clockwise from Left:
 The Nest
 Old HMV HQ
 Material Store
 Hayes & Harington Station
 Stockley Park
 The Shipping Building



PLANNING

The site is located within LB Hillingdon, is not listed, and does not fall within a conservation area.

Full planning permission (Ref:76655/APP/2021/3038) is in place for: Re-development of the vacant Site to provide a residential development comprising 131 (C3) residential units, with associated amenity areas, landscaping, car parking and all ancillary and enabling works; to include:

- The erection of a part 7-storey, part-8 storey and part 9-storey building to provide 131 residential dwellings (Use Class C3).
- Public landscaping around the site with communal green spaces within a first floor podium measuring 7,750 sqft and 14,876 sq ft of landscaped gardens on roof spaces at 7th and 8th storeys.
- 48 car parking spaces at ground floor, 244 cycle parking spaces, refuse storage and access road.

The s106 agreement provides for;

- Financial contributions totalling £541,631.5
- A training cost contribution is also required at £2,500 for every £1,000,000 spent on construction.
- 14 affordable homes (15% by habitable room).
- The s106 includes an early stage review mechanism, however there is no late stage review mechanism.
- The planning permission is also subject to a s278 agreement to secure highway works. Further details can be found in the s106.

Estimated indexed CIL has been calculated at £2,650,000.

Prospective parties should rely on their own enquiries.



PROPOSED SCHEME

Designed by Stockwool Architects, the scheme provides a new-build residential scheme. Points of note include;

- A single building of part 7, part 8 and part 9 storeys in height to provide 131 homes, designed with a modern brick façade and contemporary finishes.
- The site has a private unit size of 693 sq ft and a very good gross:net efficiency of 77% across the residential element. 85% of the private sale units are studio, 1 and 2 bed units.
- The building comprises 3 separate cores allowing tenures to be split by core.
- The site will be ringed by trees and has a partly enclosed, landscaped podium courtyard on the first floor with planted spots throughout. The green amenity extends upwards to a biodiverse roof garden split over different levels; in-total providing 2,102 sqm (22,626 sq ft) of communal amenity space.
- There are 48 car parking spaces provided within the below podium car park (at grade level) of which five are disabled car parking spaces, and the scheme provides 239 long term cycle spaces and 5 short term.
- There is no basement.

SCHEDULE OF ACCOMMODATION

Units	NSA (sq m)	NSA (sq ft)	GIA (sq m)	GIA (sq ft)	G/N	Average Unit Size (sq ft)
Private	117	7,529	81,030	7,842	84,411	693
Social Rent	14	1,218	13,108	3,474	37,394	936
Total	131	8,747	94,138	11,316	121,804	719

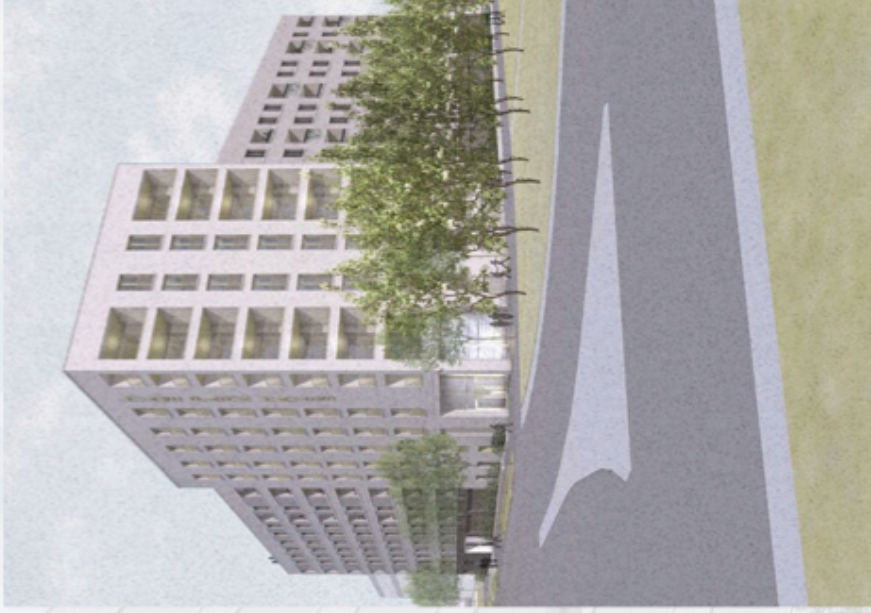
PRIVATE UNIT MIX

Private Unit Mix	Number	%	NSA (sq ft)	Average Unit Size (sq ft)
Studios	13	11%	6,229	479
1	43	37%	24,647	573
2	43	37%	33,093	770
3	18	15%	17,061	948
Sub Total	117	100%	81,030	693

AFFORDABLE UNIT MIX

Social Rent Unit Mix	Number	%	NSA (sq ft)	Average Unit Size (sq ft)
2	4	29%	3,142	785
3	18	71%	9,967	997
Sub Total	117	100%	13,108	936
Total	131	-	94,138	719

Anti-Clockwise from Left:
View from entrance block A
View from Dawley Rd roundabout
View North-East building corner
View from South-West corner ground floor



PROPOSED GROUND FLOOR PLAN



KEY

- Substation
- Circulation
- Plant Room
- Refuse
- Cycle Store
- Lobby

PROPOSED FIRST FLOOR PLAN



AFFORDABLE

- 2B/4P
- 3B/4P
- 3B/5P

PRIVATE

- Studio
- 1B/2P
- 2B/3P
- 2B/4P
- 3B/4P
- 3B/5P

FURTHER INFORMATION

METHOD OF SALE

Offers are invited for the benefit of the freehold interest with vacant possession.
For sale via informal tenure.

DATAROOM

All relevant planning, technical and legal information is available via a data room
Access is available upon request. www.millingtonquarter.com

VAT

The property is elected for VAT

VIEWINGS

Viewings are strictly by appointment only and can be arranged via either of the
joint sole selling agents.

CONTACTS

For further information please contact the joint sole selling agents;



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