



OVERDALE GARDENS

NORTHFIELDS | LONDON | W5 4TT

AN EXCEPTIONAL PRIME HOUSING DEVELOPMENT OPPORTUNITY IN WEST LONDON

EXECUTIVE SUMMARY



CGI of consented scheme

01 A rare, consented development opportunity for 27 townhouses and 14 apartments in Northfields, Ealing.

02 1.29 acre site currently consisting of multiple terraces of lock-up garages and two double-height industrial units.

03 Located approximately 0.1 miles east of Northfields Underground Station and approximately 0.3 miles west of South Ealing Underground station (Picadilly Line).

04 Planning permission (Ref: 244156FUL) granted for the demolition of existing buildings and construction of 27 two storey terraced townhouses and 14 apartments.

05 The scheme offers exceptional sustainability credentials; all apartments benefit from photovoltaic panels and the apartments and houses are serviced by air source heat pumps.

06 For sale freehold with vacant possession on completion.

LOCAL AREA

The local area is highly sought after by families due to its abundance of parks and open spaces, wide variety of local shops and cafes, excellent nurseries, state and private schools.

Fielding Primary School, Little Ealing Primary School and Mount Carmel Catholic Primary school are all within walking distance of the site and are consistently rated 'Good' or 'Outstanding' by Ofsted. Nearby, Elthorne Park High School is a state senior school which offers modern facilities and a strong academic reputation. In addition to these schools, a number of independent preparatory and senior schools are located nearby, such as Clifton Lodge School, Avenue House School and St Benedict's School. The area's high quality educational offering, coupled with a range of sought-after nurseries, make it a very popular location for families seeking a well-rounded education for their children.



Lammas Park and Walpole Park offer abundant green spaces and sports facilities for residents to enjoy. Lammas Park features tennis and padel courts, 5-a-side football pitches, a croquet club, children's playground and ample space for relaxing, dog walking and running. The park also includes a community orchard and a bowling green. Walpole Park is similarly ideal for picnics, dog walking, and exercising, with number of personal training and fitness classes available on both weekdays and weekends. Walpole Park also features a fish pond, children's playground and sandpit. Both parks are within easy reach of Pitzhanger Manor & Gallery, a local cultural hub.

The area is also home to a variety of shops, cafés, and pubs that add to its vibrant community atmosphere. Local shops and small cafés offer everything from unique gifts to freshly brewed coffee, while artisan street food vendors bring diverse flavours to the area. The Florentine Café is a local favourite, as are The Rose & Crown and The New Inn pubs, offering cosy settings for a drink or meal. With its mix of independent businesses and casual dining spots, the area surrounding Overdale Gardens is a lively and welcoming place to live and visit.

LOCATION & CONNECTIVITY

The site is located to the rear of Overdale Road, between Northfields and South Ealing, within the London Borough of Ealing.

The site is located in the leafy west London suburb of Northfields, Ealing. The surrounding area is characterised by Victorian and Edwardian terraced housing, making it popular for families and professionals.

The area is well connected to public transport, with Northfields Underground Station (Piccadilly Line) located approximately 0.1 miles to the west of the site, and South Ealing Underground Station approximately 0.3 miles (480 metres) to the east.



Extensive bus services can be accessed via Northfield Avenue approximately 0.1 miles west of the site, providing services to Ealing Broadway, Brentford, Chiswick, and other surrounding areas. These connections offer convenient access to key destinations, including Central London, Heathrow Airport, and major local amenities.

TUBE JOURNEY TIMES FROM NORTHFIELDS

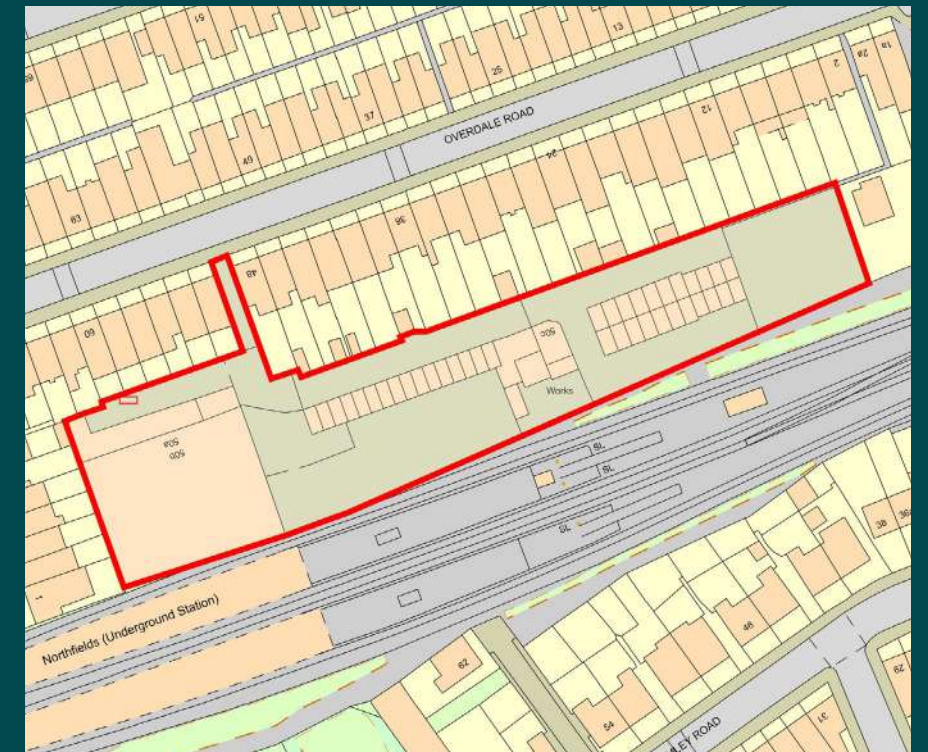
Station	Time
Heathrow Terminal 5	25 mins
Heathrow Terminal 2&3	24 mins
Oxford Circus	27 mins
Heathrow Terminal 4	20 mins
Bank	36 mins
Kings Cross St Pancras	37 mins
London Liverpool Street	39 mins



THE SITE

The site extends to approximately 1.29 acres / 0.52 ha.

The existing site features multiple terraces of lock-up garages, either vacant or for personal storage, along with two double-height industrial units currently rented by a small-scale Sui Generis car repair and service centre, which operates with minimal on-site employment. The property is to be sold with vacant possession on completion.



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“ Whilst the Overdale Road area is not currently designated as a conservation area, the consistent architectural style and well-maintained properties contribute to its cohesive and attractive character. The proposed scheme looks to build upon this and provide a cohesive response that will become a natural part of the area’s rich history.



PLANNING

The site benefits from planning permission (Ref: 244156FUL) for 27 private houses and 14 affordable tenure apartments. The site is not located within a conservation area and there are no listed buildings located on or adjacent to the site.

On 24th March 2025 the London Borough of Ealing resolved to grant planning permission for:

“Demolition of existing buildings and construction of 27no. two storey terraced dwellinghouses and 14no. flats within apartment building with accommodation at ground, first floor and within a mansard roof above (total of 41no. residential homes), with car parking, cycle storage, amenity space, landscaping and associated works”



CGI of consented scheme



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COMMUNITY INFRASTRUCTURE LEVY

The scheme has an estimated CIL liability of £137,019 - buyers to make their own enquiries.

SUSTAINABILITY

The scheme has been designed with energy efficiency at the forefront, with all houses served by air source heat pumps carefully positioned in the rear garden to minimise noise impact. The apartment building will also be served by air source heat pumps, whilst photovoltaic panels on the roof of the apartment building will supply the apartments with green energy.

S106

The development is subject to the following financial obligations as outlined in the Section 106 agreement. (Available to view on the dataroom).

TREES

The removal of two trees (T22 & T23) has already been carried out in coordination with TFL as of Jan 2025.

S106 CONTRIBUTIONS

Healthcare Provision	£138,236
Education	£799,033
Transport and Public Realm Improvements	£50,000
Regeneration	£70,000
Amenity Space	£15,720
Allotment Space	£2,636
Carbon Offsetting	£37,362
Energy Monitoring	£11,706
Employment and skills	53,000
Air Quality	£4,100
TOTAL	£1,181,793

ACCOMMODATION

PRIVATE ACCOMMODATION SCHEDULE

UNIT NO.	TYPE	GIA SQ M	GIA SQ FT
1	3B + STUDY	120	1,295
2	3B + STUDY	120	1,295
3	3B + STUDY	120	1,295
4	3B + STUDY	120	1,295
5	3B + STUDY	120	1,295
6	3B + STUDY	120	1,295
7	3B + STUDY	120	1,295
8	3B + STUDY	120	1,295
9	3B + STUDY	120	1,295
10	3B + STUDY	120	1,295
11	3B + STUDY	120	1,295
12	3B + STUDY	120	1,295
13	3B + STUDY	120	1,295
14	3B + STUDY	120	1,295
15	3B + STUDY	120	1,295
16	3B + STUDY	120	1,295
17	3B + STUDY	120	1,295
18	3B + STUDY	120	1,295
19	3B + STUDY	115	1,236
20	3B + STUDY	115	1,236
21	3B + STUDY	115	1,236
22	3B + STUDY	115	1,236
23	3B + STUDY	115	1,236
24	3B + STUDY	115	1,236
25	3B	109	1,171
26	3B	105	1,135
27	3B	105	1,135
TOTAL	27 UNITS	3,174	34,162

AFFORDABLE ACCOMMODATION SCHEDULE

UNIT NO.	TYPE	FLOOR	TENURE	NSA SQ M	NSA SQ FT	TOTAL FLOOR GIA SQ FT
1	2B	GROUND	SOCIAL	78	834	4,691
2	2B	GROUND	SOCIAL	81	868	
3	3B	GROUND	SOCIAL	108	1,156	
4	3B	GROUND	SOCIAL	93	997	
5	3B	FIRST	SOCIAL	78	842	4,775
6	4B	FIRST	SOCIAL	102	1,098	
7	2B	FIRST	SOCIAL	71	761	
8	1B	FIRST	INTERMEDIATE	51	546	
9	3B	FIRST	SOCIAL	87	934	4,743
10	3B	SECOND	INTERMEDIATE	78	835	
11	4B	SECOND	SOCIAL	101	1,090	
12	2B	SECOND	INTERMEDIATE	70	74	
13	1B	SECOND	INTERMEDIATE	51	546	4,743
14	3B	SECOND	INTERMEDIATE	86	926	
TOTAL	14 UNITS			1,132	12,187	14,208



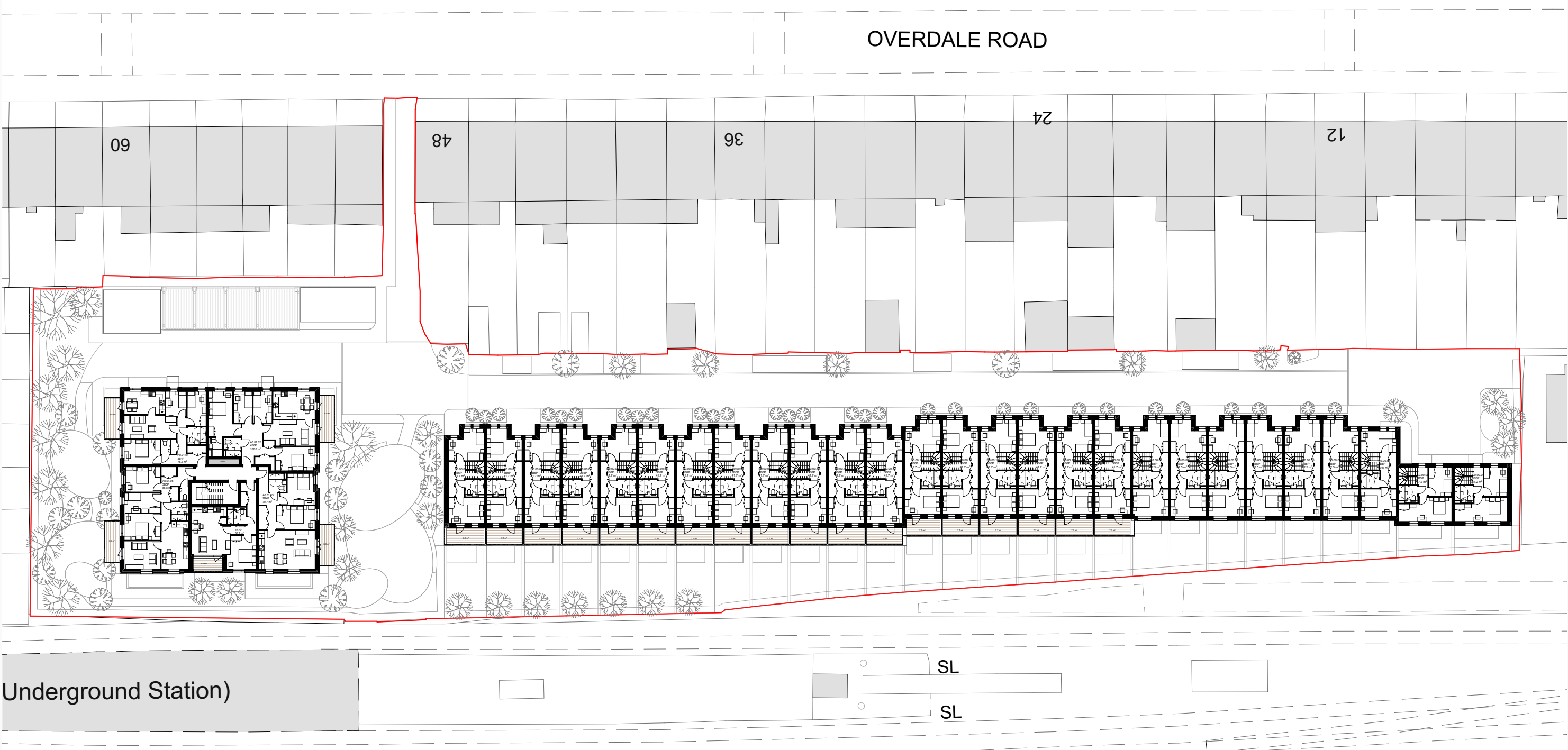
A rare prime development opportunity that benefits from planning permission for 27 family houses and 14 affordable tenure apartments.

CONSENTED GROUND FLOOR



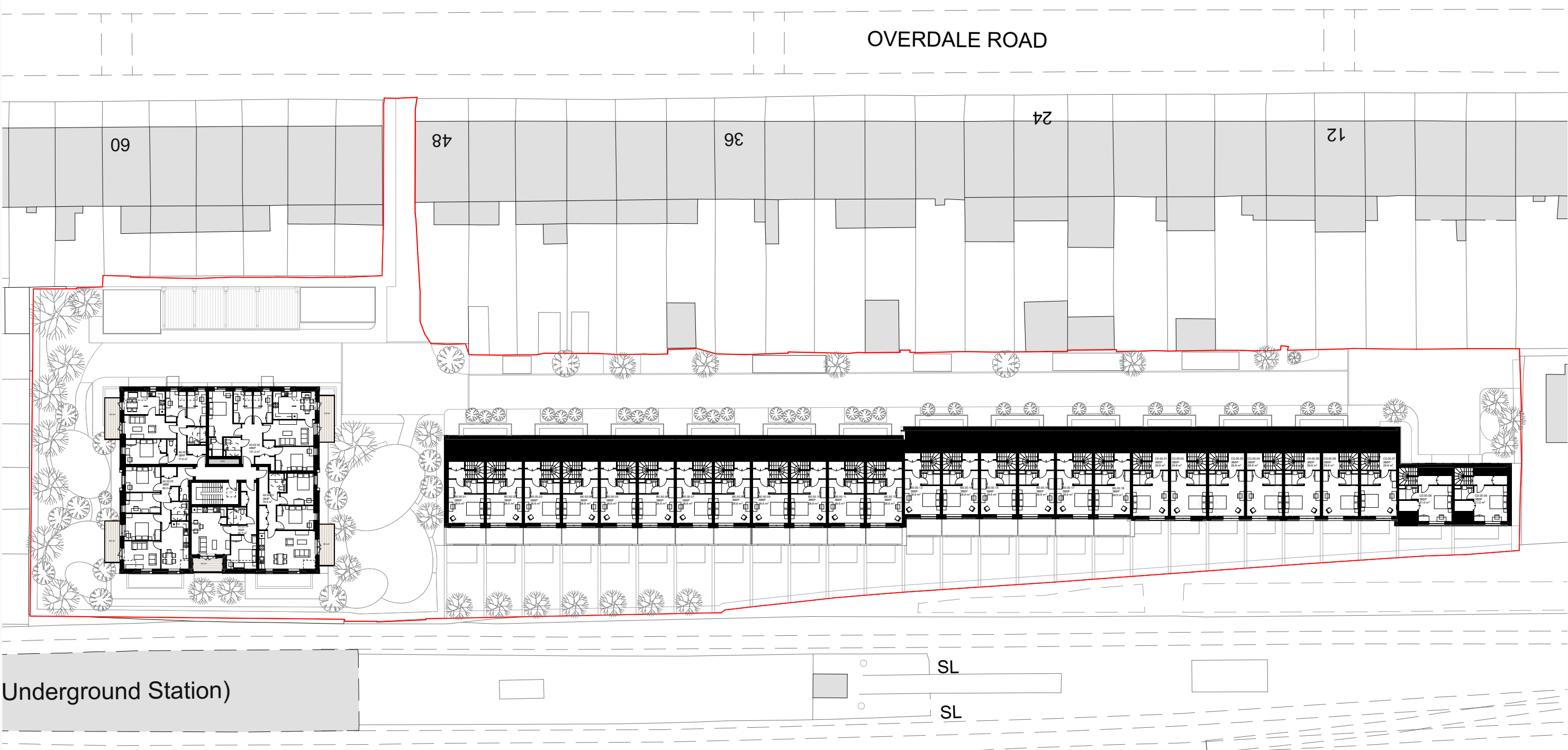
Not to scale for indicative purposes only.

CONSENTED FIRST FLOOR



Not to scale for indicative purposes only.

CONSENTED SECOND FLOOR



Not to scale for indicative purposes only.

FURTHER INFORMATION

TENURE

The property is for sale freehold with vacant possession on completion.

METHOD OF SALE

The property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest on a wholly unconditional basis.

AML

A successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

VAT

The Property is not elected for VAT

VIEWINGS

The Property may be inspected strictly by appointment only through the vendor's sole selling agents.

DATAROOM

A dedicated project data room has been set up and interested parties are able to register for access.

Dataroom available here:

<https://sites.savills.com/overdalegardens/>

CONTACTS

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