



**Planning Proof Appendix 1 – Sequential Site Assessment**

Sequential Site Assessment – Updated  
and Consolidated Report

**Brockley Hill, Stanmore – New  
Banqueting Facility**

Relating to site at  
Former Stanmore and Edgware Golf Centre  
September 2022



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## 1.0 Introduction

- 1.1 This Sequential Site Assessment has been prepared by hgh Consulting to update and consolidate the previous assessments (Sequential Site Assessment (August 2020) (CD 52) and Supplementary Sequential Site Assessments (September 2020 & January 2021)) (CD 55 and 70) that were prepared to accompany the planning application at the former Stanmore and Edgware Golf Centre, Brockley Hill, Stanmore, HA7 4LR (ref: P/3088/2). The proposed development is for:

*“Demolition of existing golf club buildings and construction of a single and two storey building for a banqueting facility; widening of existing vehicular access from Brockley Hill, car and cycle parking, waste/recycling storage, landscape enhancement and associated works”*

- 1.2 The reports include a thorough assessment of all allocated sites and those advertised for sale on Property websites within the London Borough of Harrow as well as dialogue with commercial estate agents. An assessment was also undertaken of a list of vacant office sites provided by the Council. Following discussions with officers, a further assessment widened the search area to include sites within a five mile radius of the former Premier Banqueting facility with a PTAL of 5 or 6 within the town centres of Wembley; Ruislip/Eastcote; Northolt; Borehamwood; Edgware; and Colindale.
- 1.3 The assessments concluded that there are no alternative, suitable or available preferable sites for the proposed development in a town centre or on the edge of centre locations in the Borough of Harrow or within the town centres of Wembley, Ruislip, Eastcote, Northolt, Borehamwood, Edgware and Colindale. The findings therefore clearly demonstrated that the proposed site at the former Stanmore and Edgware Golf Centre is the most suitable, available and deliverable site for a replacement banqueting facility.
- 1.4 Officers in the Planning Committee Report (November 2021), concurred with this view in paragraph 6.2.37 the Council state:

*“The applicant has provided a comprehensive sequential site assessment and has sufficiently demonstrated that there are no alternative appropriate urban sites which is discussed in more detail below. It is therefore considered that the proposal would not conflict with paragraph 134 (e)”*

- 1.5 As the three previous assessments were prepared some months ago, during the application period, a further assessment has been undertaken. This report provides a consolidated and updated version of the initial Sequential Site Assessment and Supplementary Assessments and forms part of the Appellant’s Proof of Evidence.
- 1.6 This updated and consolidated Sequential Site Assessment re-assesses potential suitable and available sites within Harrow based on an amalgamation of the criteria used in the original Sequential Assessment (August 2020) (CD 52) and the Supplementary Note (September 2020) (CD 55). Further details of which are set out in section 2.

1.7 It also re-assesses the availability and suitability of sites with a PTAL of 5 or 6 within the following town centres as agreed with the planning officers:

- Wembley (LB Brent);
- Ruislip/Eastcote (LB Hillingdon)
- Northolt (LB Hillingdon);
- Borehamwood (Hertsmere);
- Edgware (LB Barnet); and
- Colindale (LB Barnet).

**Structure of report**

1.8 This report is set out as follows:

**Section 2:** sets out the methodology for assessing potential alternative sites.

**Section 3:** sets out the overall conclusions of the assessment.

Assessments of individual sites are appended to the report.

## 2.0 Methodology

2.1 The methodology for this updated and consolidated Sequential Site Assessment is the same as the methodology used for previous Sequential Site Assessments that have been undertaken. To inform the Sequential Site Assessment the following factors need to be established:

- The area of search;
- The size of site that is required;
- Availability; and
- Sources for identifying potential alternative suitable and available sites.

2.2 A summary of the assessment methodology is provided below.

### **Area of search**

2.3 The focus of this updated Sequential Site Assessment is to establish whether:

- there are any previously developed sites in the Borough of Harrow in town or edge of centre locations which are suitable and available, that would meet the assessment criteria and could accommodate the proposed development.
- there are any previously developed sites in town centres that have a PTAL of 5 or 6 and are within a 5 mile radius of the former Premier Banqueting facility that meet the assessment criteria and are suitable and available. The town centres that have been identified are: Wembley (LB Brent); Ruislip (LB Hillingdon), Eastcote (LB Hillingdon); Northolt (LB Hillingdon); Borehamwood (Hertsmere); Edgware (LB Barnet); and Colindale (LB Barnet).

### **Size of Site**

- Due to the nature of the use, a site of 0.6 ha (1.5 acres) or more is required with space for 100 car parking spaces.
- For sites with existing buildings, the search criteria is a floor area of 1,000 sqm of floorspace on one floor with access to either on-site or off-site parking facilities for between 50-100 car parking spaces within a 250m radius (being the limit that a guest of the banqueting facility may be prepared to walk in wedding attire and/or poor weather). A floor to ceiling height of 5m is required for the banqueting hall. Note that the requirement of 1,000sqm of floorspace on a single floor was at the request of the officers.

### **Availability**

2.4 There is a need to re-establish the business as soon as possible following the closure of the Premier Banqueting site in Harrow and therefore a site must be available now for purchase.

### Sources for Identifying Potential Alternative Sites

2.5 The following sources of information have been used and further consulted to identify potential alternative sites for the proposed development:

#### Development Plans

- Harrow Local Plan Site Allocations (July 2013);
- Brent Site Allocations within Adopted Local Plan (2019 – 2041);
- Hillingdon Local Plan Part 2: Site Allocations and Designations (2020);
- Hertsmere Site Allocations and Development Management Policies Plan (2016); and
- Barnet Site Allocations within the Emerging Draft Local Plan (Regulations 19) (2021).

2.6 All sites have been assessed. This assessment looks at previously developed sites, so therefore open space sites have been omitted from this assessment.

2.7 The individual sites assessments are included in the Appendix 1 to this report as follows:

- a) Harrow Local Plan Site Allocations (July 2013): Update to review sites of over 0.6 ha contained in Sequential Assessment August 2020;
- b) Harrow Local Plan Site Allocations (July 2013): Update to review sites below 0.6 ha contained in Sequential Assessment September 2020;
- c) Brent Site Allocations within Adopted Local Plan (2019 – 2041): Update to review sites contained in the Sequential Assessment (September 2021);
- d) Hillingdon Local Plan Part 2: Site Allocations and Designations (2020); Update to review sites contained in the Sequential Assessment;
- e) Hertsmere Site Allocations and Development Management Policies Plan (2016); Update to review sites contained in the Sequential Assessment; and
- f) Barnet Site Allocations within the Emerging Draft Local Plan (Regulations 19) (2021); Update to review sites contained in the Sequential Assessment.

#### Property Websites

- Right Move;
- Zoopla;
- Estates Gazette;
- Businesses for Sale;
- On the Market; and
- Rella.

2.8 The results of this search are contained in Appendix 3. Screenshots showing evidence of the results on each property website are displayed within Appendix 4.

- 2.9 For the sites located in Harrow the following have also been reviewed and updated:
- The Council's list of current vacant sites in Harrow (March 2022) (see Appendix 2). This contains an updated version of the list reviewed in 2021.
  - The following local leading commercial estate agents were all contacted by telephone and email (Tony Chamberlain; VDBM; Ferrari Dewe; David Wilson; and David Charles).
- 2.10 Discussions were held with representatives of all commercial agents listed above. Screenshots showing emails from the two commercial property estate agents who responded in writing are contained within Appendix 5. None of the commercial agents contacted (listed above) were able to identify any suitable available sites,
- 2.11 For completeness all of the sites that have previously been considered and discounted by the Appellant both in the borough of Harrow and elsewhere are also included (Appendix 6)



### **3.0 Summary and Conclusions**

- 3.1 This updated Sequential Site Assessment has consolidated all three assessments that have been previously prepared to support the planning application (ref: P/3088/2) at the former Stanmore and Edgware Golf Centre, Brockley Hill.
- 3.2 This assessment comprises an updated version of all three assessments in order to support the planning appeal (ref: APP/M5450/W/22/3299650) and to assess if there any additional alternative suitable and available sequentially preferable sites for a banqueting facility in Harrow and other identified town centres within the London Borough of Brent, London Borough of Barnet, London Borough of Hillingdon and Hertsmere Borough Council based on the site search criteria outlined in Section 2 (Methodology).
- 3.3 This updated assessment has demonstrated that there continues to be no alternative suitable or available sites for the proposed development in Harrow, or within the town centres of Wembley, Ruislip, Eastcote, Northolt, Borehamwood, Edgware and Colindale. The findings therefore clearly demonstrate that the proposed site at the Former Stanmore and Edgware Golf Centre is the most suitable, available and deliverable site for a replacement banqueting facility.



**Appendix 1 – Assessment of sites allocated in development plans**

## 1. Review of Site Allocations in Local Plans

- a) Harrow Local Plan Site Allocations (July 2013) – Update to review sites above 0.6 ha in size contained in the Sequential Site Assessment August 2020.

<b>Site 1</b>	<b>Anmer Lodge and Stanmore Car Park, The Broadway, Stanmore, HA7 3TU</b>
<b>LPSA Ref</b>	R4
<b>Site Area</b>	0.95 ha
<b>Designations</b>	Flood Zone 1, PTAL 2, car park part of the site is located within Stanmore District Centre and forms a part of the proposed primary shopping area for the centre.
<b>Description</b>	The site is currently occupied by the single/two storey buildings and grounds of the former Anmer Lodge elderly persons' care home and day centre/temporary homeless persons' hostel. The car park currently accommodates 151 parking spaces which is shared with surrounding retail and commercial users. Site allocated for retail warehouse or food retailer with decked replacement parking.
<b>Constraints</b>	The site has an extant planning permission for mixed use redevelopment including 120 dwellings and retail / supermarket floorspace (ref. p/0412/14), although development was not built out. A further planning permission was granted in July 2021 (ref: P/1647/21) for: " <i>Redevelopment To Provide Part 3/4/5 And Part 6 Storey Building Comprising Of Parking To Ground And Lower Ground Floors And 21 Residential Units To Upper Floors (10 X 1 Bed 8 X 2 Bed And 3 X 3 Bed)</i> ".
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 2</b>	<b>Northolt Road Business Use Area (North and South), South Harrow</b>
<b>LPSA Ref</b>	EM1
<b>Site Area</b>	2.6 ha
<b>Designations</b>	Flood Zone 1/3/3A, Northolt Road Business Use Area (Employment), PTAL 4.
<b>Description</b>	The existing use of the site comprises offices and a Metropolitan Police Station and is not located within a Town Centre.
<b>Constraints</b>	Adjacent to Royal British Legion Locally listed building, surrounded by residential dwellings, part of the site has already been developed/under development (no. 160 (built-out for residential) no. 180-188 (built-out for residential), no. 190 Northolt Road (approved in March 2022 for residential/co-working office space), other existing buildings across the site are of inadequate size, inadequate parking spaces, site not on the open market.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 3</b>	<b>Rayners Lane Offices, Imperial Drive, Rayners Lane</b>
<b>LPSA Ref</b>	EM2
<b>Site Area</b>	1 ha
<b>Designations</b>	Flood Zone 1/2/3A, PTAL 3, Rayners P.H (Grade II listed), Town Centre.
<b>Description</b>	The smaller parcel has been converted from offices to residential (Talbot House) and upwardly extended for additional residential units. The larger part of the allocation (former Ladbrokes HQ) has been converted under Prior Approval from offices to residential.
<b>Constraints</b>	Building in residential use and located in a residential area, not available on the open market or scope for further development.
<b>Summary</b>	<b>Not available</b>

<b>Site 4</b>	<b>1-5 Sudbury Hill, Harrow, HA1 3SB</b>
<b>LPSA Ref</b>	H1
<b>Site Area</b>	0.64 ha
<b>Designations</b>	Flood Zone 1, PTAL 3-4, allocated for partial redevelopment for housing.
<b>Description</b>	Site has been developed for 54 flats (Taylor Wimpey).
<b>Constraints</b>	Site already redeveloped.
<b>Summary</b>	<b>Not available</b>

<b>Site 5</b>	<b>Land at Raynes Lane Station, High Worples, Raynes Lane, HA5 5EG</b>
<b>LPSA Ref</b>	H6
<b>Site Area</b>	0.72 ha
<b>Designations</b>	Flood Zone 1, PTAL 4, town centre, part of Site for Importance for Nature Conservation (borough importance grade II), allocated for partial redevelopment for housing
<b>Description</b>	The site is located next to Rayners Lane Station and comprises a large car park used for the station parking.
<b>Constraints</b>	Adjacent to residential dwellings, adjacent to Rayners Lane Station (Grade II Listed), adjacent to Rayners Lane Conservation Area, development would need to re-provide car parking capacity for the station as well as providing car parking for the proposed development.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 6</b>	<b>Land at Stanmore Station, London Road, Stanmore, HA7 4PD</b>
<b>LPSA Ref</b>	H10
<b>Site Area</b>	1.45 ha
<b>Designations</b>	Flood Zone 1, PTAL 3
<b>Description</b>	Site is currently used for Stanmore Station car park.
<b>Constraints</b>	Allocated for housing, development would need to re-provide car parking capacity for the station as well as car parking for the proposed development, adjacent to Site of Importance for Nature Conservation (borough importance grade II), adjacent to Stanmore Station locally listed building and Kerry Avenue Conservation Area, and adjacent to residential dwellings nearby primary school. A planning application for redevelopment of the site for 277 units and commercial ground floor use was submitted by Catalyst Housing Limited And Transport For London to the Council in April 2020 (ref: P/1221/20). The application was withdrawn on 11 May 2022 due to the scheme becoming unviable as stated within the letter to the GLA regarding proceeding to the Stage 2 process.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 7</b>	<b>Paxfold, Elizabeth Gardens, Stanmore, HA7 4UG</b>
<b>LPSA Ref</b>	H11
<b>Site Area</b>	0.813 ha
<b>Designations</b>	Flood Zone 1, PTAL 2, Allocated for replacement sheltered housing.
<b>Description</b>	Site comprises redeveloped sheltered accommodation and open space.
<b>Constraints</b>	Site already redeveloped.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 8</b>	<b>Edgware Town Football Club, Burnt Oak Broadway, Edgware, HA8 5AQ</b>
<b>LPSA Ref</b>	H14
<b>Site Area</b>	1.22 ha
<b>Policy</b>	Flood Zone 2/3, PTAL 2-4, Open Space, area deficient in access to nature conservation, allocated for housing.
<b>Description</b>	Site has already been developed for residential dwellings.
<b>Constraints</b>	Site already redeveloped.
<b>Summary</b>	<b>Not available</b>

<b>Site 9</b>	<b>Royal National Orthopaedic Hospital, Brockley Hill, Stanmore, HA7 4LP</b>
<b>LPSA Ref</b>	GB1
<b>Site Area</b>	41 ha
<b>Designations</b>	Flood Zone 1, PTAL 1a-1b, Green Belt, Harrow Weald Ridge Area of Special Character, Site of Importance for Nature Conservation (Metropolitan and Borough Importance grade II), hospital buildings locally listed, allocated for redevelopment of the hospital.
<b>Description</b>	The site is a strategic previously developed site with the Royal National Orthopaedic Hospital. Located to the north of the subject site on Brockley Hill
<b>Constraints</b>	Extant outline planning permission for redevelopment of the hospital and residential and proposed use would not be suitable at this site in the grounds of the hospital.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 10</b>	<b>Harrow College, Brookshill, Harrow Weald, HA3 6RR</b>
<b>LPSA Ref</b>	GB2
<b>Site Area</b>	2.3 ha
<b>Designations</b>	Flood Zone 1, PTAL 2, Green Belt, Area of Special Character, locally listed building, allocated for education, training and related uses.
<b>Description</b>	Previously developed site comprising Harrow College.
<b>Constraints</b>	Low PTAL, adjacent to residential dwellings, allocated for education use. Site has been developed for additional educational and sports buildings and conversion of frontage locally listed building for new nursery school. Site not available on the open market.
<b>Summary</b>	<b>Not suitable or available</b>

b) Harrow Local Plan Site Allocations (July 2013): Update to review sites below 0.6 ha contained in Sequential Site Assessment (September 2020)

LPA Site ref	Site name	Site area (ha)	Commentary
R1	Unit south of Rayners Lane Station on Alexandra Avenue, Rayners Lane	0.11	<p>Site has a PTAL 5 and is in Flood Zone 1.</p> <p>The site allocation states that it has potential for retail floorspace for 500m<sup>2</sup>. However, this is too small for the proposed development. The existing site has existing five single storey units below 1000sqm. Rayners Lane Station car park is located adjacent to the site (however, this is also allocated for redevelopment and reprovision of station car parking spaces).</p> <p>The existing floorspace on site is too small for the proposed development.</p> <p><b>Not Suitable.</b></p>
R2	Harrow West Conservative Association and Hallmark Cars, Village Way, Rayners Lane	0.19	<p>The site has a PTAL 4 and is in Flood Zone 1.</p> <p>The site allocation states that the site should be treated as 'edge of centre' for retail purposes and is suitable for multiple small retail units or a single convenience goods retailer (potential retail floorspace of 1,000sqm). The existing buildings don't have a ground floor area of 1,000sqm. There is no public car park nearby. The site is also adjacent to residential dwellings (sensitive receptor).</p> <p><b>Not Suitable.</b></p>
R3	Roxeth library and clinic, Northolt Road, South Harrow	0.165	<p>The site has a PTAL 3 and is in Flood Zone 1. Site allocation states that the site is suitable for 1,000sqm of retail floorspace being located in South Harrow district centre. Redevelopment proposals would need to reprovide the existing library and healthcare centre which would conflict with the proposed use. Existing floorspace also below 1,000sqm and too small for the proposed development. Sainsburys car park adjacent to the site which has a one and a half hour parking time restriction.</p> <p><b>Not Suitable.</b></p>
H2	205-209 Northolt Road, South Harrow, HA2 0NG	0.027	<p>The site has a PTAL 4 and is in Flood Zone 1. Site is allocated for 10 homes. South Harrow Station car park in close proximity to the site.</p>



			Existing floorspace is below 1,000sqm and too small for the proposed development. Proposed use would compromise allocated use on site.  <b>Not Suitable</b>
H3	1 & 1a Silverdale Close, Northolt, UB5 4BL	0.092	Planning permission already granted for change of use for 7 dwellings (ref. P/0919/13)  <b>Not available.</b>
H4	Former Matrix PH, 219 Alexandra Avenue, South Harrow, HA2 9DL	0.28	Site is already developed for residential use.  <b>Not available.</b>
H5	Former Rayners Hotel, 23 Village Way East, Rayners Lane, HA2 7LX	0.32	The site has a PTAL 4 and is in Flood Zone 2/3A.  Part of the site (former car park) has been developed for residential use. flood risk potential. Existing Grade II listed public house is below 1,000 sqm and therefore too small for the proposed development.  <b>Not suitable or available.</b>
H7	Enterprise House, 297 Pinner Road, North Harrow, HA1 4HS	0.137	Site already developed for residential use.  <b>Not available.</b>
H8	Rear of 57-65 Bridge Street, Pinner, HA5 3HZ	0.118	Site already developed for residential use.  <b>Not available.</b>
H9	Jubilee House, Merrion Avenue, Stanmore, HA7 4RS	0.57	The site has a PTAL 2-3 and Flood Zone 1. Application (ref: P/1320/16) approved for demolition of existing office building and four semi-detached houses.  Site now developed. Recently completed for high end residential extra care scheme.  <b>Not suitable or available.</b>
H12	Gillian House, Elms Road, Harrow Weald, HA3 6BU	0.253	The site has a PTAL 1a-1b and is in Flood Zone 1.  The site is allocated for replacement sheltered housing. The existing floorspace is below 1,000 sqm and is too small. The site is also located in residential area (sensitive receptor) and has a low public transport accessibility. There is no public car parking nearby.  <b>Not suitable.</b>
H13	Wolarenholme, Rectory	0.251	The site has a PTAL of 1-1b and is in Flood Zone 1.

	Lane, Stanmore, HA7 4AQ		<p>Planning permission (ref: P/5758/17) has already been approved for a 57 extra care home flats. The site is also located in a residential area (sensitive receptor) and access to site through residential road. The site also has a very low public transport accessibility.</p> <p><b>Not suitable or available.</b></p>
H15	Hill's Yard, Bacon Lane, Edgware, HA8 5AR	0.26	<p>Site has a PTAL 2-3 and is in Flood Zone 1.</p> <p>Site is allocated for 28 homes. Existing floorspace below 1,000 sqm and site bounded by residential dwellings on either side (sensitive receptors). Site currently under construction for 24 dwellings.</p> <p>Proposed development would compromise residential use.</p> <p><b>Not suitable or available.</b></p>
H16	19 Buckingham Road, Edgware, HA8 6LY	0.128	<p>The site is already in use for a nursery after approved change of use application from offices to nursery/educational centre and 2 storey rear extension.</p> <p><b>Not available.</b></p>
H17	Land at Canons Park Station, Donnefield Avenue, Canons Park, HA8 6RN	0.41	<p>The site has a PTAL of 3 and is in Flood Zone 1.</p> <p>Site allocated for 17 homes as partial redevelopment. Opposite residential properties. Site to be retained for appropriate replacement of station car parking.</p> <p>Application for residential development was submitted by TfL and Catalyst which was refused and subsequently dismissed at appeal in July 2021. Site is not available on the market.</p> <p><b>Not suitable or available.</b></p>
H18	Former Tyneholme Nursery, Headstone Drive, Wealdstone, HA1 4UQ	0.22	<p>Site is already being redeveloped for a 41 bed care home.</p> <p><b>Not available.</b></p>
H19	16-24 Lowlands Road, Harrow, HA1 3AT	0.07	<p>The site allocation states that the site is suitable for residential development only and had an extant planning permission for 9 dwellings (ref: P/4101/18). The proposed development, site area (too small) and adjacent residential uses would not be suitable for a banqueting facility on this site.</p>

			<b>Not suitable.</b>
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c) Brent Site Allocations within Adopted Local Plan (2019-2041)

LPA Site ref	Site name	Site area (ha)	Commentary
BCSA1	ASDA/The Torch/Kwikfit	2.79 + 0.39	<p>Site has a PTAL of 4-5 (current) 5-6a (estimate).</p> <p>The site currently comprises a Kwik Fit, Public House and an ASDA with associated car park. The Adopted LP and a Google search confirms that it is still operating as a supermarket and Kwik Fit and advises that are both trading well and meeting operational needs which may affect owner's willingness to redevelop. Most recent planning permission granted on site was for the <i>"Installation of a new sliding window with overhead glass canopy, reassignment of 2x parking spaces and associated works in relation to proposed delivery service"</i> (ref. 20/3217). Permission is related to the continuing use of the site as an ASDA so is unlikely to change uses in the near future.</p> <p>Allocated for residential led mixed use development with indicative capacity for 485 units. Timeframe for delivery – majority of units 11+ years.</p> <p>Site is not currently available and is unlikely to be available in the short – medium term. Proposed banqueting use would potentially conflict allocated use(s) on site.</p> <p><b>Not suitable or available.</b></p>
BCSA2	Stadium Retail Park & Fountain Studios	1.67	<p>Site has a PTAL of 5-6a (current and estimate).</p> <p>The site currently comprises large retail units and the former Fountain Studios and is allocated for 966 homes and a mix of commercial uses, educational uses and student accommodation. Timescale for delivery is 6-10 years.</p>

			<p>Outline planning permission (ref: 17/3059) for the redevelopment of the site to include demolition of existing buildings and retail and/or office and/or D1 &amp; D2 uses: up to 6,600 sqm and C3 (up to 995 units) was granted on 1st February 2021.</p> <p>The non-residential floorspace is required to be on the ground floor and provide active frontages. Banqueting facility not compatible with residential uses above.</p> <p>The scheme includes a total of 179 car parking spaces to provide car parking for the whole of the development. This is significantly below the maximum standard of 468 calculated for the proposed development. A CPZ is proposed for the surrounding area. The site therefore has insufficient car parking for a proposed banqueting facility.</p> <p>Before any development can commence on the site the existing buildings needs to be demolished, reserved matters applications submitted and approved and pre-commencement conditions discharged. The site is therefore not available for the proposed use.</p> <p>Site is not currently available and is unlikely to be available in the short to medium term.</p> <p><b>Not suitable or available.</b></p>
BCSA3	Brook Avenue, Wembley, HA9	1.78	<p>Site has a PTAL of 4-6a (2031 estimate) and some parts in functional floodplain 3a and 3b.</p> <p>Site is a residential street characterised by two storey detached and semi-detached houses and a Premier Inn. Site fragmented in ownership. Only part of the site in Wembley Park town centre is the Premier Inn.</p> <p>Allocated for hotel/other main town centre uses/residential on the current Premier Inn site with residential on the</p>

			<p>remaining part of the site along Brook Avenue. Timescale for redevelopment is 6-10 years +.</p> <p>No current planning application or planning permission for the redevelopment of the whole or part of the site. Site currently occupied by houses and operating as hotel and therefore is not available in the short-medium term.</p> <p><b>Not available.</b></p>
BCSA4	Fifth Way/Euro Car Parts	1.14	<p>Site has a PTAL of 3-4 (2031 estimate), therefore below PTAL 5/6 in the assessment criteria. Not within Wembley Park town centre.</p> <p>Allocated for mixed use, residential-led development to incorporate maximising re-provision of industrial floorspace Planning permission was granted on 22 March 2022 for <i>“Demolition and redevelopment to provide new buildings of up to 21 storeys with basement levels; all for a mix of uses comprising residential units, retail and industrial floorspace”</i> (Ref. 20/2033). Industrial floorspace provided equates to 2,787 sqm and retail floorspace equates to 98 sqm. Retail floorspace does not meet the size requirements for the banqueting facility. The site allocation clearly seeks to maximise the provision of industrial floorspace and any planning application for a change of use for a banqueting facility would be strongly resisted. An NMA (ref: 22/1865) was submitted in May 2022 to increase the provision of affordable rented properties. This does not include a change to the provision of commercial floorspace.</p> <p>No provision for a banqueting facility in the proposed development and LPA would likely resist any change of use of industrial floorspace. Site is not currently available and is unlikely to be available in the short to medium term.</p> <p><b>Not suitable or available.</b></p>

BCSA5	Olympic Office Centre		<p>Site has a PTAL of 5 (current) or 5-6a (estimate).</p> <p>Allocated for mixed use main town centre uses, education/campus or residential incorporating flexible retail uses, leisure and community uses at ground floor level.</p> <p>Planning application was granted in April 2021 (ref: 17/5097) for the redevelopment of the Olympic Office Site and erection of a part 21 and part 15 storey building comprising 253 residential units and 1051 sqm of flexible retail uses.</p> <p>Applications to discharge planning conditions have been submitted and granted.</p> <p>The floorplans for the proposed development show flexible retail uses on the ground floor that are split into units which are all less than 1,000sqm so therefore are not suitable. The layout of the proposed building is such that it would not be possible to combine individual units into one 1,000 sqm unit therefore the site is not suitable to accommodate the proposed banqueting facility.</p> <p>The Site Allocation advises that the site either has capacity for 253 residential units plus 1,051 sqm of flexible retail floorspace / or College of North West London Campus is the assumed occupier.</p> <p>Site is not currently available and is unlikely to be available in the short to medium term.</p> <p><b>Not suitable or available.</b></p>
BCSA 6	Watkin Road	1.41	<p>Site has a PTAL of 4 (current and forecast), therefore below the PTAL 5/6 criteria. Not within Wembley Park town centre. Site within Flood Zone 3a.</p> <p>Allocated for mixed use, residential-led development incorporating maximum re-</p>

			<p>provision of industrial space to the west of the site adjacent to other schemes coming forward as part of the Wembley Park masterplan.</p> <p>Planning permission granted for the demolition of Parkwood House to provide 113sqm affordable workspace plus 283 bedroom student accommodation (ref: 17/2782) – under construction.</p> <p>Planning permission for Demolition of existing buildings and redevelopment of the site to provide 219 residential units and 584.6sqm of affordable workspace (Use Class B1(a)) on ground floor, in a new building ranging between 2 and 23 storeys together with associated infrastructure works including private and communal space, car parking, cycle storage and public realm improvements (ref: 18/3381) – under construction.</p> <p>The proposed banqueting facility does not fall within any of the approved or allocated uses. Site is not currently available and is unlikely to be available in the short to medium term.</p> <p><b>Not suitable or available.</b></p>
BCSA7	Wembley Park Station (South)	0.7	<p>Site has a PTAL of 5/6a. Adjacent to the boundary of Wembley Park town centre. Site wholly owned by TfL. Site currently comprises TfL offices and TfL car parking.</p> <p>Site identified as being suitable for mixed-use residential led development to include replacement of existing TfL ancillary accommodation.</p> <p>Planning application on the site for:  <i>“Comprehensive mixed-use redevelopment of the site comprising the phased demolition of the existing buildings and structures on site and the phased development comprising site preparation works, provision of five new buildings containing residential uses, replacement train crew accommodation and flexible retail floorspace, basement,</i></p>



			<p><i>private and communal amenity space, associated car parking (including the part re-provision of station car parking)</i>" (Ref. 20/0967). Application was called in by Secretary of State and approved in February 2022. Only small retail unit proposed at ground floor.</p> <p>The proposed banqueting facility does not fall within any of the uses proposed in the planning application or site allocation.</p> <p>Site is not currently available and is unlikely to be available in the short to medium term.</p> <p><b>Not suitable or available.</b></p>
BCSA8	Wembley Retail Park	5	<p>Site has a PTAL of 3-5 (2031 estimate). Falls outside of the Wembley town centre boundary.</p> <p>Small part of site is within flood zone 3a and is susceptible to flooding.</p> <p>Allocation for mixed-use residential led development with an estimated 2,260 dwellings to be delivered in the next 6-10 years.</p> <p>Forms part of the area within planning permission ref: 15/5550 – a hybrid planning permission for the redevelopment of land around Wembley Stadium. The Local Plan advises that the scheme should be designed in line within the principles set out in the planning permission. The parameter plan for the proposed uses on the site advises that the uses for the proposed five buildings on the site should comprise C3, B1 and D1. There is no provision for a banqueting facility and such as use would not be compatible with residential uses on the site.</p> <p>The Local Plan advises that should the parameters of the existing outline planning permission need to be reviewed or a full application made, then the Council will seek to ensure the</p>

			<p>maximum amount of industrial floorspace re-provision.</p> <p>The site is currently occupied by a small number of industrial warehouse units to the east and temporary office facilities and playing pitches. The majority of the site is currently car parking for Wembley Stadium.</p> <p>Site is not currently available and is unlikely to be available in the short to medium term.</p> <p><b>Not suitable or available.</b></p>
BCSA9	First Way, Wembley, HAO	4.58	<p>Site has a PTAL of 1a-3 (2031 estimate), therefore below the PTAL 5/6 criteria. Site falls outside Wembley Town Centre boundary.</p> <p>Allocated for residential-led mixed-use development, including education and industrial.</p> <p>Planning application submitted for southern part of the allocation.  <i>“Demolition of the existing building and erection of five buildings (ranging from 12 storeys to 24 storeys) comprising self-storage space (Use Class B8), office space (Use Class B1) and retail/commercial space (A1/A3), with 600 residential units (Use Class C3) on the upper levels, new landscaping and public realm, ancillary servicing and plant, car and cycle parking, and associated works.”</i> (Ref. 18/4767).          Application has undergone Stage 2 GLA referral which was approved in March 2022 subject to Section 106.</p> <p>Proposed banqueting use would conflict with the submitted application. Site is not currently available, low PTAL and is unlikely to be available in the short to medium term.</p> <p><b>Not suitable or available.</b></p>
BCSA10	York House	0.79	<p>Site is in PTAL 5-6a (current and estimate).</p>

			<p>Allocated for primary school and nursery.</p> <p>Reserved matters application for 630 place three form entry primary school approved in June 2018 subject to condition 1 of outline planning permission reference 15/5550 (main Wembley regeneration area permission) in relation to plot YH1: (Ref. 18/0204).</p> <p><b>Not suitable or available.</b></p>
BCSA11	College of North West London Wembley	0.24	<p>Site has a PTAL of 6a (2031 estimate). Site outside of Wembley town centre. Flood zones 2 and 3.</p> <p>Allocated for mixed use residential led development subject to an alternative D1 educational use re-provided elsewhere in the borough.</p> <p>Site still in use as a college therefore not available in the short-medium term.</p> <p><b>Not available.</b></p>
BCSA12	Land to south of South Way	1.7	<p>Site has a PTAL of 2, therefore below the PTAL 5/6 criteria. Land is in multiple ownerships.</p> <p>The site falls outside of the Wembley Town Centre boundary. Existing use industrial / Concrete batching plant.</p> <p>Allocated for residential mixed use development including industrial premises. Given the identified industrial floorspace need in the borough, the maximum viable amount of industrial floorspace will be required.</p> <p>Site has low PTAL and reprovision of industrial uses at lower floors means there would be no provision for a banqueting facility.</p> <p><b>Not suitable or available.</b></p>
BCSA20	Wembley Park Station (North)	0.72	<p>Site has a PTAL of 4 (current and estimate), therefore below the PTAL 5/6 criteria. Site owned by TfL.</p>

			<p>The site lies to the north of the rail line running through Wembley Park Station. The site comprises disused rail sidings. To the north is a nursing home.</p> <p>Allocated for mixed-use residential-led development. Car free development would be desirable.</p> <p>Site is not available in the short-medium term.</p> <p>Site has a low PTAL and removal of car parking would mean that there would not be sufficient parking to accommodate the banqueting facility.</p> <p><b>Not suitable or available.</b></p>
BCSA13	Former Malcolm House Site, Fulton Road	0.2	<p>Site has a PTAL of 5.</p> <p>Site currently in use as temporary construction storage site.</p> <p>Allocated for Mixed Use with maximum viable light industrial/research &amp; development floorspace with the remainder being of main town centre uses or residential (100 units). Allocation does not include a banqueting facility and would not be compatible with residential units on a small site. Not clear when the site will be bought forward for development.</p> <p><b>Not suitable or available.</b></p>
BCSA14	St Joseph's Social Club, Empire Way	0.38	<p>Site has a PTAL of 6a</p> <p>The site has planning permission for "Change of use of the existing church social club (Use class D1) into a mixed use comprising education and training centre (Use class D1), social hub (Use class Sui Generis) and ancillary office space (Use class B1), and the existing nursery (Use class D1) on site will be retained" (Ref. 17/2672). This planning permission has been implemented as the building is now a Social Innovation and Enterprise Hub and is therefore not available.</p> <p><b>Not available.</b></p>

BCSA15	Land west of multi storey car park on South Way west of the National Stadium	0.5	<p>Site has a PTAL of 2 therefore is below the 5/6 requirement.</p> <p>The site is currently a carpark and therefore not available.</p> <p>It is allocated for retail or leisure at ground and offices at upper floors.</p> <p>Site is part of the Wembley masterplan and site allocation stipulates it needs to be in accordance with planning permission ref. 15/5550.</p> <p><b>Not available.</b></p>
BCSA16	Land north of Engineers Way, between Brent Civic Centre and Olympic Way	0.35	<p>Site has a PTAL of 6a.</p> <p>Site adjacent to Civic Centre and in meanwhile use of public realm. Allocated for A1-A5, D1 ground floor, D1, B1/C1/D2 upper floors.</p> <p>Part of a much larger outline planning permission for the redevelopment of a wider site "<i>The Former Palace of Arts and Palace of Industry</i>" site for up to 160,000sqm of floorspace with a mix of uses (ref; 10/3032) as varied.</p> <p>Outline planning permission for A1-A5 and B1/C1/D1 uses and development parameters for Site NW04 granted through ref: 18/0968.</p> <p>No reserved matters application submitted to date on the site and therefore no details of quantum of potential D2 floorspace proposed.</p> <p><b>Not available.</b></p>
BCSA18	Land between Ibis and Premier Inn, South Way	0.015	<p>Site has PTAL of 3-4 therefore below PTAL 5/6 requirement.</p> <p>Allocated for retail/food and drink/offices/ medical or health services/ crèche, nursery or day centre/ Learning and non-residential institutions/local community</p> <p>Outline planning permission for the demolition of existing building and erection of a 4-storey building and new pedestrian boulevard with associated</p>

			<p>service yard, landscaping and infrastructure works.</p> <p>Site too small.</p> <p><b>Not suitable.</b></p>
BCSA19	Wembley Park Station, Police Station and Adjacent Land Bridge Road	0.34	<p>Site has a PTAL of 6a.</p> <p>Allocated for Residential, plus re-provision of police station. Allocation does not include provision for banqueting facility.</p> <p><b>Not suitable.</b></p>
BSWSA8	Wembley High Road	3	<p>Site has a PTAL of 5-6a and is in Flood Zone 1 (small portion of the site is Flood Zone 3a).</p> <p>The site comprises trees and vegetation within the northern parcel of the site and a range of commercial and residential development in the southern parcel.</p> <p>Planning permission (application ref: 18/3111) for the erection of 2 residential blocks (17 and 19 storeys) connected at ground floor level comprising 256 self-contained apartments alongside 166sqm of flexible workspace which is currently under construction.</p> <p>The site allocation is for retail, residential and commercial uses.</p> <p>There is currently very limited in terms of parking on the site – not enough to support a banqueting facility.</p> <p><b>Not available.</b></p>
BSWSA9	Former Copland School	0.84	<p>Site is in PTAL 6a and Flood Zone 1.</p> <p>The site sits on the south side of Wembley High Road and a cleared site that was formerly Ark Elvin Academy (former Copland School). The site is owned by Brent Council. It is adjacent to the former Brent House that has recently been developed for 248 homes.</p>

			<p>The site is allocated for residential-led, mixed-use and community facilities and is seen as an opportunity to contribute to the Council's housing need.</p> <p>Site Allocation states that the site is within the Wembley town centre boundary and provides the opportunity to introduce an active frontage that has been missing along this part of the town centre along the northern edge of the site along the High Road, which include main town centre uses – likely to be retail rather than a banqueting facility.</p> <p>Allocation also states that consideration should be given to the inclusion of community use floorspace that would otherwise be provided through the redevelopment of the former Wembley Youth Centre and Dennis Jackson Centre. Therefore, not a banqueting facility.</p> <p>Not suitable as adjacent to residential uses.</p> <p>.</p> <p><b>Not suitable or available.</b></p>
BSWSA10	Elm Road	2.98	<p>Site is in PTAL 4-6a (current) 5-6a (estimate) and in Flood Zone 1.</p> <p>Land ownership mixed public and private</p> <p>Part of the site comprises a large format retail unit including Primark and Pound stores which are still in operation. The site runs along the side street St. John's Road with mixed use and small retail parade, a large car park and car repair garage.</p> <p>Planning permission granted to 1-7, 9, 11 and 11A Elm Road in 2018 for demolition of existing hotel buildings and erection of 5 storey 226 bed aparthotel plus 5-storey basement (18/4063).</p> <p>Site is allocated for mixed-use town centre use within town centre boundary, Mixed used residential led development,</p>

			<p>Hotel and supporting community facilities Site allocation states that the PTAL is high so parking provision should be minimal.</p> <p>Development should come forward as part of a comprehensive masterplan.</p> <p>There is a car park onsite however, it is likely this will be replaced with development due to the sites high PTAL rating.</p> <p>Site is not available in the short term and would be at least 6-10 years until it becomes available.</p> <p><b>Not available.</b></p>
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d) Hillingdon Local Plan Part 2: Site Allocations & Designations (2020) – Ruislip, Eastcote and Northolt

LPA Site ref	Site name	Site area (ha)	Commentary
SA 15	Royal Mail Sorting Office, Park Way, Ruislip Manor	0.27	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and Flood Zone 1.</p> <p>There is a small amount of on-site parking. Considered suitable for residential development as surrounded by residential uses to the north and the west. Not considered suitable for banqueting facility due to proximity to existing residential uses.</p> <p>Still in use as a sorting office therefore not available.</p> <p><b>Not suitable or available.</b></p>
SA 18	West End Road, South Ruislip	1	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and Flood Zone 1.</p> <p>Current use of the site is for a builders merchant therefore currently not available. Considered suitable for residential development as surrounded by residential development. Not suitable for banqueting facility due to close proximity to residential uses.</p> <p><b>Not suitable or available</b></p>
SA19	Braintree Road, South Ruislip	7.1	<p>PTAL rating of 1b (below the PTAL 5/6 criteria) and Flood Zone 1.</p> <p>Allocated for mixed use development. Adjacent to locally significant industrial site.</p> <p>Planning permission granted for redevelopment of site for commercial and residential development including café, petrol station and cinema (ref. 66819/APP/2014/1600):  <i>“Redevelopment of the site to provide a foodstore with ancillary café (Class A1) and ancillary petrol filling station, cinema (Class D2), 5 x restaurant units (Class A3), and residential development consisting of 132 units, together with new vehicle and pedestrian accesses, car parking, servicing areas, landscaping arrangements, and other associated works”</i></p>

			<p>The development has been built out.</p> <p><b>Not suitable or available.</b></p>
SA20	Bourne Court, Ruislip	0.72	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and Flood Zone 1.</p> <p>Allocated for residential development. An application was approved in January 2020 (ref. 11891/APP/2020/20) for: <i>“Outline planning application for the redevelopment of the site to provide 96 residential units in a single block, including access, car and cycle parking, refuse storage and amenity space, with landscape matters reserved”</i>. This is currently under construction.</p> <p>Site has been built out as per permission. Barratt Homes.</p> <p><b>Not suitable or available.</b></p>
SA9	Audit and Bellway House, Eastcote	0.87	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and Flood Zone 1.</p> <p>Allocated for residential development. Prior approval has been granted for Change of Use from B1 (Office) to C3 (Residential) for both buildings. Scheme should be developed in accordance with the parameters of the approved schemes.</p> <p>Both developments have been implemented.</p> <p><b>Not suitable or available.</b></p>
SA10	281-285 Field End Road	0.37	<p>PTAL Rating of 3 (below the PTAL 5/6 criteria) and Flood Zone 1.</p> <p>Site identified for residential development. Existing use is office and education facility spread over three floors.</p> <p>Building subject to Prior Approval ref: 23156/APP/2019/339, dated 26-07-19 (Change of use of offices (B1) to 47 (31 x 1 beds and 16 x 2 beds) residential apartments (C3) that has been implemented.</p> <p><b>Not suitable or available.</b></p>

e) Hertsmere Local Plan 2012 – 2027: Site Allocations and Development Management Policies Plan (2016) – Borehamwood sites

LPA Site ref	Site name	Site area (ha)	Commentary
TC1	29-59 Shenley Road and 61-79 Shenley Road, Borehamwood		<p>Site is located on retail frontage on Shenley Road.</p> <p>The site is designated on ground floor for retail units with an active frontage. Upper floors are designated for residential/office space. Existing retail units are still in operation.</p> <p>No provision for banqueting facility.</p> <p><b>Not suitable or available.</b></p>
TC2	Radlett Service Station/Regency House, Former Fire Station and Burrell & Co	0.35	<p>Community uses required on part of the site to replace former community use. Council outlined that parts of ground floor area could be suitable for leisure or cultural purposes. Varying levels of flood risk ranging from Flood Zone 2-3b at different parts of the site.</p> <p>The fire station and Burrell &amp; Co has been rebuilt as residential development. The petrol station/Regency House has secured planning permission for a HQ and serviced office development with ground floor flexible office space / community uses which are smaller than 1,000 sqm. The permission has been implemented.</p> <p><b>Not suitable or available.</b></p>

f) Site Allocations within Barnet Draft Local Plan Reg 19 (2021) – Edgware and Colindale

LPA Site ref	Site name	Site area (ha)	Commentary
27	Edgware town centre (Edgware Growth Area) Station Rd, Edgware, HA8	7.83	<p>Site has a PTAL 6A.</p> <p>Site is within Edgware Town Centre and includes Primary Retail Frontages, the Broadwalk Shopping Centre with associated parking and a supermarket with associated parking. Multiple land ownership: private, the Council and TfL.</p> <p>Allocated for residential led (75%) with 25% mixed uses of town centre commercial (retail and office), entertainment, community, and car parking.</p> <p>Various planning applications have been approved at the site within the last 5 years. In particular, 102-124 Station Road (ref: 19/2994/NMA) for A1/A2/A3 floorspace, 122 flats and associated works.</p> <p>Land to the rear of the Railway Hotel (ref. 19/6776/FUL) has permission for a temporary car park for 149 spaces.</p> <p>The site requires a comprehensive approach to development and further guidance is to be provided in the Edgware Town Centre SPD. The timeframe for development is 6-10 years and will therefore not be available in the short-medium term.</p> <p><b>Not available.</b></p>
28	Edgware underground & bus stations (Edgware Growth Area) Station Rd, Edgware, HA8 7AW	8.17	<p>PTAL 6b.</p> <p>Site comprises Edgware station, platform and tracks and bus station. Owned by TfL. Allocated for residential (2,317 units) and 30% mixed uses (transport, retail, office and community).</p> <p>The site requires a comprehensive approach to redevelopment and further guidance is to be provided in the emerging Edgware Town Centre SPD. The timeframe for development is 6-10 years and will therefore not be available in the short-medium term.</p>

			<b>Not suitable or available.</b>
5	Edgware Hospital, Edgware Road, HA8 0AD (Major Thoroughfare)	2.87	<p>PTAL 3. PTAL rating is less than 5 so not suitable.</p> <p>75% of the site by floorspace to continue in use as a hospital, with associated car parking; with 25% of site by floorspace to be residential therefore, not a suitable site for a banqueting facility.</p> <p>Planning application submitted in Jan 2021 (ref: 21/0274/OUT) for: <i>“Outline application for the demolition of existing buildings and phased redevelopment of surplus land to provide 129 residential units (Use Class C3), flexible use commercial floorspace (Use Class E) in buildings ranging from 5-7 storeys along with car parking, servicing bays, associated landscaping / amenity space, plant and refuse areas (All matters reserved except for access arrangements)”</i>. Application approved subject to Section 106.</p> <p>Site located adjacent to existing hospital so not suitable. Proposed commercial space only 164 sqm.</p> <p>Site not available for 6-10 years therefore, not available in the short-medium term.</p> <p><b>Not suitable or available.</b></p>
9	Colindeep Lane, NW9 6RY (adjacent to Northern Line) (Colindale Growth Area)		<p>PTAL rating of 1a (current) and 2 (projected) (below the PTAL 5/6 criteria) and therefore not suitable. Flood zone 2 and 3.</p> <p>Site is comprised of a surplus railway corridor owned by TfL. Allocated for 100% residential use therefore, banqueting facility would conflict with site allocation. Site has a number of constraints including covered by woodland, SINC adjoins the site and it is crossed by a green chain route along the silk stream. Back land location and watercourse makes site difficult to develop.</p> <p>Site not available for development for 6-10 years therefore, not available within the short-medium term also not suitable due to environmental constraints.</p>

			<b>Not suitable or available.</b>
10	Douglas Bader Park Estate (Estate Regeneration and Infill)	4.12	<p>PTAL rating of 1b (below the PTAL 5/6 criteria) and therefore not suitable.</p> <p>Existing housing estate.</p> <p>Planning application approved (ref: 20/6277/FUL) for: <i>“Full planning permission for comprehensive redevelopment of the site comprising demolition of the existing buildings and re-provision of up to 753 residential dwellings (Use Class C3) in buildings of up to 9 storeys with associated car and cycle parking public and private open spaces ancillary structures, and all other necessary enabling works, roads and services”.</i></p> <p>Proposed development is an estate regeneration scheme to provided infill development and regeneration of existing housing that must provide provision of affordable housing in accordance with the London Plan.</p> <p><b>Not suitable or available.</b></p>
11	KFC/ Burger King Restaurant, Edgware Road, NW19 5EB	0.44	<p>PTAL rating of 4 (below the PTAL 5/6 criteria) and flood zone 1.</p> <p>Allocated for residential (162 units) and 10% restaurant and takeaway food uses. Site adjacent to low rise residential development.</p> <p>Proposed banqueting facility not compatible with allocation or surrounding residential uses. Site in private ownership and not available.</p> <p><b>Not suitable or available.</b></p>
12	McDonald’s Restaurant, 157 Colindeep Lane, NW9 6BD	0.48	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and flood zone 1.</p> <p>Allocated for 175 residential dwellings and 10% restaurant floorspace.</p> <p>Site still in operation as a McDonalds restaurant</p> <p>Proposed banqueting facility not compatible with allocation or surrounding residential uses.</p> <p><b>Not suitable or available.</b></p>

13	Public Health England, 61 Colindale Avenue, NW9 5EQ/HT	4.77	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and flood zone 1.</p> <p>Allocated for residential floorspace (794 units) with 5% community floorspace. The Public Health England research laboratories will be moving to a new facility in Harlow which is expected to be operational by 2025. Site still in use as a laboratory and therefore not available in the short-medium term.</p> <p><b>Not suitable or available.</b></p>
14	Sainsburys The Hyde (Major Thoroughfare) Edgware Rd, The Hyde, NW9 6JX	3.18	<p>PTAL rating of 2 (below the PTAL 5/6 criteria) and flood zone 2.</p> <p>Site out of centre supermarket. Allocated for residential-led (1,309 units) mixed use development with 25% mixed uses (retail, car parking and community).</p> <p>Planning permission has been granted for (ref. 19/4661/FUL &amp; 21/6219/NMA) <i>“Full planning application for the comprehensive phased redevelopment of existing supermarket site comprising phased demolition of existing store and Petrol Filling Station and construction of a mixed use development comprising a replacement Sainsburys store of 8,998 sqm GIA (Use Class A1), 1,309 residential units (Use Class C3) and 951 sqm GIA flexible commercial space (Use Class A1 to A4, B1, D1 and D2) in buildings ranging from 4 to 28 storeys”</i></p> <p><i>“Phase 1 to comprise construction of new supermarket including basement, car and cycle parking, plant and servicing areas, 770 residential units and podium level amenity space. Phase 2 to comprise the demolition of existing supermarket and other associated works, 539 residential units, flexible commercial space, basement, car and cycle parking, public open space, landscaping, vehicular and pedestrian routes, servicing and access arrangements and other associated works. The application is accompanied by an Environmental Statement (and an Environmental Statement Addendum).”</i></p> <p>Includes within Phase 1 &amp; 2, 951 sqm of flexible A1-A4, B1, D1 &amp; D2 and therefore does not</p>

			meet the minimum amount of D2 floorspace required. <b>Not suitable.</b>
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## Appendix 2 – Review of Council’s list of vacant sites in Harrow (March 2022)

### Sites under 1,000 sqm

Addresses	Site Area (sqm)	Comment	Suitability
Harrow Business Centre 429-433 Pinner Road HA1 4HN	0-99 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
7 Havelock Place Harrow HA1	6-302 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Pentax House South Hill Ave Northolt Road HA2	6-302 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
The Old Council Offices 37 Stanmore Hill HA7 3DS	7-56 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 221 Harrow Business Centre 429-433 Pinner Road HA1 4HN	7 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 301 Harrow business Centre 429-433 Pinner Road HA1 4HN	7 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Harrow business Centre 429-433 Pinner Road HA1 4HN	7-24 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Beldham House Parr Road Stanmore HA7 1NR	9-46 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 9 Whitefriars Avenue Harrow	9 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

HA3			
Office 202 Harrow Business Centre 429-433 Pinner Road HA1 4HN	9 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 202 Harrow business Centre 429-433 Pinner Road HA1 4HN	9 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 206 Harrow business Centre 429-433 Pinner Road HA1 4HN	9 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 311 Harrow business Centre 429-433 Pinner Road HA1 4HN	9 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 312 Harrow business Centre 429-433 Pinner Road HA1 4HN	9 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Harrow business Centre 429-433 Pinner Road HA1 4HN	9 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Winsor & Newton Building Whitefriars Avenue HA3 5RN	9-46 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
14 Havelock Place HA1 1LJ	9-186 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
The Hub 14 Havelock Place HA1 1LJ	9-186 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Devonshire House 582 Honeypot Lane HA7 1JS	9-929 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 1 10 Village Way	9 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Rayners Lane HA5 5AF			
10 Village Way Rayners Lane HA5 5AF	9-135 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 302 Harrow business Centre 429-433 Pinner Road HA1 4HN	10 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 327 Harrow business Centre 429-433 Pinner Road HA1 4HN	10 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 407 Harrow business Centre 429-433 Pinner Road HA1 4HN	10 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Chapel Lane Pinner HA5	10 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Stanmore Business & Innovation Centre Stanmore Place Honeypot Lane Stanmore HA7 1BT	10-139 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Cygnat Honeypot Lane Stanmore HA7 1BT	10-232 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 218 Harrow business Centre 429-433 Pinner Road HA1 4HN	11 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 12 Whitefriars Avenue Harrow	11 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

HA3			
Suite 12a Whitefriars Avenue HA3	11 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Signal House 16 Lyon Road Harrow HA1 2AQ	11-104 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Whitefriars Avenue Harrow HA3	12 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Signal House 16 Lyon Road Harrow HA1 2AQ	12-38 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Chapel Lane Pinner HA5	12 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 14 Whitefriars Avenue Harrow HA3	13 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Whitefriars Avenue Harrow HA3	13 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Haveluck Hub Haveluck Road Harrow HA1	13 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 3 10 Village Way Rayners Lane HA5 5AF	13 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 110 Harrow Business Centre 429-433 Pinner Road North Harrow	14 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

HA1 4HN			
Whitefriars Avenue Harrow HA3	14 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Harrow Business Centre 429-433 Pinner Road North Harrow HA1 4HN	14-409 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 1 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	14 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 1 Whitefriars Avenue Harrow HA3	14 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Whitefriars Avenue Harrow HA3	14 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Chapel Lane Pinner HA5	14 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 10 Rosslyn Crescent Harrow HA1	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 11 Rosslyn Crescent Harrow HA1	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 11 A Rosslyn Crescent Harrow HA1	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 14A Rosslyn Crescent	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Harrow HA1			
Unit 14B Rosslyn Crescent Harrow HA1	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 14C Rosslyn Crescent Harrow HA1	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 6 Winsor & Newton Whitefriars Avenue Harrow HA3 5RN	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite E Bishops Walk House 23 High Street HA5 5PJ	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Dunwoody House Kenton Road Kenton HA3 9DH	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 10 Whitefriars Avenue Harrow HA3	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 14H Miller House Rosslyn Crescent Harrow HA1 2RZ	15 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Miller House Rosslyn Crescent Harrow HA1 2RZ	15-129 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Station Road North Harrow HA2	16 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 14C Miller House Rosslyn Crescent Harrow HA1 2RZ	16 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 14E Miller House Rosslyn Crescent Harrow HA1 2RZ	16 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 14F Miller House Rosslyn Crescent Harrow HA1 2RZ	16 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 14G Miller House Rosslyn Crescent Harrow HA1 2RZ	16 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 14A Miller House Rosslyn Crescent Harrow HA1 2RZ	16 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 14B Miller House Rosslyn Crescent Harrow HA1 2RZ	16 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 4 10 Village Way Rayners Lane HA5 5AF	16 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Suite C 10 Village Way Rayners Lane HA5 5AF	16 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Chapel Lane Pinner HA5	16 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 7 Phoenix Business Park Rosslyn Crescent HA1 2SP	17 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Havelock Hub Havelock Road Harrow HA1	17 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
38-44 ST Anns Road HA1 1LA	17-102 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Station Road Harrow HA1	17-112 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Byron Road Harrow HA3	18 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 8 Phoenix Business Centre Rosslyn Crescent Harrow HA1 2SP		The existing floorspace is too small for the proposed development.	Not suitable.
Byron Road Harrow HA3	18 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 5 10 Village Way Rayners Lane HA5 5AF	18 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Devonshire House Honeypot Lane	19 sqm	The existing floorspace is too small for the proposed development.	Not suitable.



HA7 1JS			
Suite 32 Whitefriars Avenue HA3	19 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 1 Whitefriars Avenue HA3	19 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 16 Phoenix Business Centre Rosslyn Crescent HA1 2SP	19 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 14D Miller House Rosslyn Crescent HA1 2RZ	20 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
MSP Business Centre 22 Chapel Lane HA5 1AZ	20-74 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
High Street Wealdstone HA3	20 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Kenton Road Harrow HA3	21 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite G Bishops Walk House 23 High Street HA5 5PJ	22 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Grove house 55 Lowlands Road HA1 3AW	22 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 14D Rosslyn Crescent HA1	22 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 2.2 Monument House 215 Marsh Road	23 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

HA5 5NE			
Suite C Mossport House 7/9 The Bridge HA3 5AB	23 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 319 Harrow Business Centre 429-433 Pinner Road HA1 4HN	24 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 2.1 Monument House 215 Marsh Road HA5 5NE	25 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 28 Whitefriars Avenue HA3	26 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Whitefriars Avenue HA3	26 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Amba House College Road Harrow HA1	28 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
4 Weald Lane Harrow Weald HA3 5ES	28 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Debenhams Building Greenhill Way HA1 1LE	28-929 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Havelock Hub Havelock Road HA1	29 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Metroline House 118-122 College Road HA1 1BQ	30 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
College Road Harrow HA1	30 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Spring Villa Park High Street HA8	30 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Whitefriars Avenue Harrow HA3	32 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Amba House College Road HA1 1BA	33 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 22 Windsor & Newton HA3 5RN	33 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Amba House 15 College Road HA1 1BA	33 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 2 10 Village Way HA5 5AF	33 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
10-12 Love Lane HA5 3EF	33 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 23 Windsor & Newton HA3 5RN	33 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 24 Windsor & Newton HA3 5RN	34 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Amba House 15 College Road HA1 1BA	36 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
St Anns Road Harrow HA1	37 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Whitefriars Avenue Harrow HA3	37 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Office 14-15 Phoenix Business Centre	37 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Rosslyn Crescent Harrow HA1 2SP			
Spring Villa Park High Street HA8	39 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Grove House 55 Lowlands Road Harrow HA1 3AW	40 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 5b Stanmore Towers Church Road HA7 4AW	41 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
12 High Street Pinner HA5	41 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Whitefriars Avenue HA3	43 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
50 Crown Street HA2 0HR	44 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Grove House 55 Lowlands Road HA1 3AW	44 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 25 Winsor & Newton HA3 5RN	45 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 18 Winsor & Newton HA3 5RN	45 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 2 Harrow Square College Road HA1 1BE	46 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 2 Harrow Square College Road	46 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

HA1 1BE			
Peterborough Road HA1	46 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 9 Bradburys Court Lyon Road HA1 2BY	46-104 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
10 Palmerston Road Wealdstone		The existing floorspace is too small for the proposed development.	Not suitable.
Unit 3 Carmine Court Imperial Drive HA2 7HG	50 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 3B Harrow Square College Road HA1 1BE	53 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Spring Villa Park High Street HA8	54 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 2 Congress House Lyon Road HA1 2EN	54 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 1, 2 & 2b Congress House Lyon Road HA1 2EN	54-214 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
74-80 High Street Wealdstone HA3 7AF	55 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Whitefriars Avenue Harrow HA3	55 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Cervantes House 5-9 Headstone Drive	57 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

HA1 1PD			
Amba House 15 College Road HA1 1BA	59 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Whitefriars Avenue Harrow HA3	59 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Amba House College Road HA1 1BA	63 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
17 Love Lane Pinner HA5 3EE	65 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite B Mossport House 7/9 The Bridge Wealdstone HA3 5AB	65 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Station Road North Harrow HA2	65 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
38 Bridge Street Pinner HA5	65 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 4 Harrow Square College Road HA1 1BE	66 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
7 Jardine House Bessborough Road HA1 3EX	66 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 1 Rama House 17 St Anns Road HA1 1JU	69 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 1 Congress House	70 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Lyon Road HA1 2EN			
291 Northolt Road South Harrow HA2 8HX	71 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Livingstone Court Peel Road HA3 7QT	73 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Amba House 15 College Road HA1 1BA	74 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Cervantes House 5-9 Headstone Road HA1 1PD	76 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Livingstone Court Peel Road HA3	79 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
9 Spring Villa Park Spring Villa Road HA8 7EB	79 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
8 Spring Villa Park Spring Villa Road HA8 7EB	86 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Roxbridge Point South Harrow Arches Stanley Road HA2 8FE	86 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
9 Spring Villa Park Spring Villa Road HA8 7EB	87sqm	The existing floorspace is too small for the proposed development.	Not suitable.
CACI House 9 Spring Villa Park Spring Villa Road HA8 7EB	87 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Masters House 1 Marlborough Hill HA1 1UX	87 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Masters House 1 Marlborough Hill HA1 1UX	87 – 462 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 2b Congress House Lyon Road Harrow HA1 2EN		The existing floorspace is too small for the proposed development.	Not suitable.
Westbury House 23/25 Bridge Street HA5 3HR	91 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
7/9 The Bridge Wealdstone HA3 5AB	91 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
369-391 Burnt Oak Broadway	93 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Stanmore Business and Innovation Centre Stanmore Place Honeypot Place HA7 1BT	93-836 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 3.1 Monument House 215 Marsh Road HA5 5NE	94 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
High Road HA3	98 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Marlborough Hill HA1	98 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 3 17 St Anns Road HA1 1JU	102 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Suite 3 Rama House 17 St Anns Road HA1 1JU	102 sqm	The existing floorspace is too small for the proposed development.	Not suitable.



High Street HA5 5PW	102 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 3A Harrow Square College Road HA1 1BE	104 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Scottish Provident House 76-80 College Road HA1 1BQ	104 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Westbury House 23-25 Bridge Street HA5 3HR	106 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Bradburys Court Lyon Road HA1 2BY	110 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 5 Bradburys Court Lyon Road HA1 2BY	110 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
College Road	112 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Marlborough Hill HA1	112 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
College Road	112-297 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
39 High Street HA5 5PJ	114 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
263 Burnt Oak Broadway HA8 5ED	117 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 1 Harrow Swuare College Road HA1 1BE	121-243 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Masters House Marlborough Hill HA1 1UX	121-511 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Fountain House Elm Park HA7 4AU	121 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Masters House Marlborough Hill HA1 1UX	125-375 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Monument House 215 Marsh Road HA5 5NE	130 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Station Road HA1	130 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
10 Village Way Rayners Lane HA5 5AF	135 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
132-134 College Road Harrow HA1 1BQ	136 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 1 Artisan Place HA3	138 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 5 Harrow Square HA1 1BE	140 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Metroline House 118-122 College Road HA1 1BQ	145 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
345 Station Road HA1 2AA	151 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Amba House 15 College Road HA1 1BA	151 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 3 Harrow Square HA1 1BE	152 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
College Road HA1	161 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Unit 6 Harrow Square HA1 1BE	162 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
College Road HA1	167 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Bank House St Johns Road HA1	178 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Scottish Provident House 78-80 College Road HA1 1BQ	180 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
21/23 The Bridge Harrow HA3 5AG	188 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
7 Spring Villa Park Spring Villa Road HA8 7EB	195 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
7 Spring Villa Park Spring Villa Road HA8 7EB	195 - 402 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
7a High Street HA3	195 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 3 Churchill Court 58 Station Road HA2 7SA	197 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
118-122 College road HA1	197 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Westbury House 23/25 Bridge Street HA5 3HR	197 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
7 Spring Villa Park Spring Villa Road HA8 7EB	207 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Kirkland House 11-15 Peterborough Road HA1 2AX	219-438 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Unit 4 Masters Court Lyon Road HA1 2BU	221 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Brember Road HA2 8BJ	223 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Cavendish House 369 Burnt Oak Broadway HA8 5AW	224 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 2 Masters Court HA1 2BU	229 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Kings House Kymberley Road HA1 1PT	232-973 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 6 Masters Court Lyon Road HA1 2BU	240 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 3 Masters Court Lyon Road HA1 2BU	242 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Spencer House 29 Grove Hill Road Harrow HA1 3BN	242 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 1 Harrow Sqwuare College Road HA1 1BE	243 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Aspect Park Lane HA7	248 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 5 Masters Court Lyon Road	251 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

HA1 2BU			
5 Jardine House Harrovia Business Village HA1 3EX	266 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Kings House Kymberley Road HA1 1PT	269 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Monument House 215 Marsh Road HA5 5NE	279 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
21/23 The Bridge & 10 Masons Ave HA3 5AG	282 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Hill House 67-71 Lowlands Road HA1 3AW	285-900 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
7/9 The Bridge HA3 5AB	299 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
39-41 Roxborough Road HA1 1NS	317 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Spencer House 29 Grove Hill Road HA1 3BN	375 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
OneSixSix 166 College Eoad HA1 1BH	385 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Spencer House 29 Grove Hill Road HA1 3BN	399 (1 <sup>st</sup> floor), 401 sqm (2 <sup>nd</sup> floor)	The existing floorspace is too small for the proposed development.	Not suitable.
7 Spring Villa Park Spring Villa Road HA8 7EB	402 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
6 Warmer House Harrovia Business Village HA1 3EX	419 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
10 Oxford Road HA3	463 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Unit 5 Eastman Edge Harrow HA1 4TY	583 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Hygeia Building 66-68 College Road HA1 1BE	591 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 6 Eastman Edge Harrow HA1 4TY	710 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 4 Eastman Edge Harrow HA1 4TY	731 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
St Anns Road HA1	765 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Mansard House Brember Road HA2 8AX	783 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 8 Eastman Edge Harrow View GA1 4TY	828 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 2 Eastman Edge Harrow View GA1 4TY	841 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 7 Eastman Edge Harrow View GA1 4TY	848 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
Unit 9 Eastman Edge Harrow View GA1 4TY	860 sqm	The existing floorspace is too small for the proposed development.	Not suitable.

Unit 10 Eastman Edge Harrow View GA1 4TY	865 sqm	The existing floorspace is too small for the proposed development.	Not suitable.
		The existing floorspace is too small for the proposed development.	Not suitable.
		The existing floorspace is too small for the proposed development.	Not suitable.
		The existing floorspace is too small for the proposed development.	Not suitable.
		The existing floorspace is too small for the proposed development.	Not suitable.
		The existing floorspace is too small for the proposed development.	Not suitable.
		The existing floorspace is too small for the proposed development.	Not suitable.
		The existing floorspace is too small for the proposed development.	Not suitable.

Offices of 1,000 sqm and over

Addresses	Site Area (sqm)	Comment	Suitability
Devonshire House 582 Honeypot Lane HA7 1BT	9-2,788 sqm	Hubspace comprises serviced office space. Currently lets out to businesses on a temporary basis and is unlikely to be available for a banqueting facility in the short-medium term. Not available to purchase.	Not available.
Units 2, 3, 4, 5, 6 Masters Court Lyon Square Harrow HA1 2BU	221- 1,183 sqm	Site (as listed on Chamberlain Commercial) states that 4 units are available from 220.9 sqm to 953 sqm therefore, individual units are not of a sufficient size to facilitate the banqueting facility. Several floors of residential development are above the units and there is residential development directly opposite and therefore the location would not be suitable for a banqueting facility.	Not suitable.

<p>Hygeia Building 66-68 College Road HA1 1BE</p>	<p>313-1,011 sqm</p>	<p>Site is located on a fifth floor of an office building. The floor is available as a whole or can be split. The floorspace is only available to lease and not to buy. Site only contains 24 car parking spaces therefore; it does not contain enough parking to facilitate the banqueting facility. There is a public car park containing 940 spaces 160 m away from the site however, the overall size of the building is not large enough to accommodate the banqueting facility.</p>	<p>Not suitable.</p>
<p>Unit 3 Eastman Edge Harrow view Harrow HA1 4TY</p>	<p>1,151 sqm</p>	<p>Site forms part of outline planning application for comprehensive, phased, mixed use development of land at Harrow View and Headstone Drive (ref: p/3405/11) for: <i>“Outline planning application for a comprehensive, phased, mixed use development of land at Harrow View and Headstone Drive, as set out in the Development Specification (March 2012). The development comprises the demolition of existing buildings and structures (with the exception of the chimney and part of powerhouse) and redevelopment of the site for a mix of uses comprising business and employment uses (within Use Classes B1(a), B1(b), B1(c), B2 and B8 – up to 35,975sqm); residential dwellings (within Use Class C3 – up to 985 units); student accommodation (Sui Generis use – up to 220 units); senior living accommodation (within Use Class C2); assisted living care home (within Use Class C2) (total C2 uses up to 9,300sqm); retail and restaurant uses (within Use Classes A1, A2, A3, A4 and A5 – up to 5,000sqm); commercial leisure uses (Use Class D2); community uses (Use Class D1); health centre (Use Class D1); a primary school (Use Class D1) (total D1/D2 uses up to 8,830sqm); energy centre (Sui Generis use – up to 4,500sqm)”</i> (Part of the redevelopment of the former Kodak site)</p> <p>Site listed in Available Business Premises only concerns Unit 3 in Eastman Edge which is outlined for a new hub for trade, logistics and modern enterprise and therefore is</p>	<p>Not suitable or available.</p>



		<p>part of the site forming the industrial use class – not available for a banqueting facility in the short term.</p> <p>Property only available to rent and not to purchase.</p> <p>Site only has 12 car parking spaces therefore it does not have enough parking to facilitate the banqueting facility, nor is there a car park within 250 m of the site.</p>	
Hill House 67-71 Lowlands Road HA1 3EQ	1,389 sqm	<p>Self-contained four storey office building. Each floor has 3,200 sq ft which doesn't meet the requirement for 1,000 sqm on a single.</p> <p>Property only available to rent and not to purchase.</p> <p>Site only has 14 car parking spaces therefore; it is not enough parking to facilitate the banqueting facility. Harrow on the Hill Station car park is less than 250 m away from the site which contains 77 spaces. However, the size of the building does not meet the requirements for the banqueting facility.</p>	Not suitable.
Spencer House 29 Grove Hill Road	1,417 sqm	<p>Self-contained four storey office building.</p> <p>Each floor has less than 1,000 sqm of floorspace therefore not suitable size.</p> <p>Site only has 21 car parking spaces therefore; it is not enough parking to facilitate the banqueting facility, nor is there a car park within 250 m of the site.</p> <p>Site no longer available on the market.</p>	Not suitable or available.
Unit 11 Eastman Edge Harrow view Harrow HA1 4TY	1,549 sqm	<p>Site forms part of the Harrow View development as outlined above (ref: P/3405/11).</p> <p>Site is outlined for a new hub for trade, logistics and modern enterprise and therefore is part of the site forming the industrial use class – therefore, not available for a banqueting facility in the short term.</p>	Not suitable.

		<p>Property only available to rent and not to purchase.</p> <p>Site only has 12 car parking spaces therefore; it is not enough parking to facilitate the banqueting facility, nor is there a car park within 250 m of the site.</p>	
<p>Unit 1 Eastman Edge Harrow view Harrow HA1 4TY</p>	1,665 sqm	<p>Site forms part of the Harrow View development as outlined above (ref: p/3405/11).</p> <p>Site is outlined for a new hub for trade, logistics and modern enterprise and therefore is part of the site forming the industrial use class – therefore, not available for a banqueting facility in the short term.</p> <p>Property only available to rent and not to purchase.</p> <p>Site only has 18 car parking spaces therefore; it is not enough parking to facilitate the banqueting facility, nor is there a car park within 250 m of the site.</p>	Not suitable.
<p>Former Kodak Offices Headstone Drive Harrow HA1</p>	3,434 sqm	<p>Three storey office building with an internal courtyard. 45 surface car parking spaces to the front of the building therefore, not enough parking spaces to facilitate the banqueting facility. It is not within 250m of a public car park to provide the additional car parking required.</p> <p>Site has over 1,000 sqm on each floor however the floorplates are arranged around a courtyard and do not provide the single space required for a banqueting facility.</p> <p>Property also opposite residential dwellings on the opposite site of Headstone Drive and new residential to the rear of the site makes it an unsuitable location for a banqueting facility.</p>	Not suitable.
<p>83-88 High Street Wealdstone HA3 5DL</p>	1,966 sqm	<p>Entire site is let to Iceland Foods Limited for a term of 25 years from 2005 subject to a tenant only option to determine in 2025 on 12 months prior notice therefore, is not available until 2025 at the earliest.</p>	Not suitable or available.

		<p>Site has less than 1,000 sqm on each floor.</p> <p>Site has less than 100 car parking spaces, nor is there a car parking within 250 m of the site.</p>	
Debenhams Building	20,612 sqm	<p>The ground and first floors are currently being used as a new shopping centre called 'The Landmark' therefore, is not available in the short-medium term.</p> <p>The Appellant investigated the Debenhams store and there are a number of issues as to why the top floor would not be suitable including:</p> <ol style="list-style-type: none"> <li>1. The floor is for Let and not for sale</li> <li>2. The top floor is circa. 5,575 sqm; far larger than the size required for the banqueting facility. Sub-letting of the floor could lead to problematic interfaces of uses if this was sub-let.</li> <li>3. Capital investment; the building needs at least £1 million of capital investment. The freeholders are resisting this level of investment and without it operator risk is high.</li> <li>4. Car parking; there is no car parking spaces with the commercial rental, principally being that the rear car parking area is owned by LB Harrow and not the freeholder. Consequently, there is no certainty or control for a prospective tenant that parking will be available for visitors/guests. There is no parking to the front with double yellow lines and any existing / proposed bays will be for specific (un)loading in connection with the GF/FF retail use and not for banqueting access. Furthermore, the Council's car park site has been identified for future redevelopment which would place the Appellant effectively in the same position as previously with a significant operation / business risk.</li> </ol>	Not suitable or available.

		<p>5. Floor to ceiling heights. The floor to ceiling heights on the top floor of the former Debenhams building have been confirmed by Tony Chamberlain as being between 3.6 – 3.8m in height. This is too low for banqueting purposes and would discount the location on this basis.</p> <p>6. Rear entrance. With the retail uses on the ground and first floors, this will be the primary access for pedestrians at the front of the building. Access to the second floor would be from the rear, which is undesirable (with no real street presence) and raises the issues of security and safety.</p> <p>For the above reasons, the former Debenhams store in Harrow is not appropriate for the relocation of the Premier Banqueting business. In fact the owners looked at this site with the former Leader of the Council and Cllr Ferry at the time the need to relocate from Peel Road was identified (c. 6 years ago). For many of the reasons outlined above, which still remain today, the site was discounted as a viable alternative proposition for relocation.</p>	
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**Appendix 3 – Search on property websites**

## Search on Property Websites

### a) Harrow

Property Website	Result
Right Move	1 site displayed however, this is land for sale and not a building. The site has a PTAL of 1b. The site comprises 0.68 ha of land and comprises various buildings however, there is no car park available. The site is also located in the Green Belt according to Harrow Planning Policies Map therefore, the site is not sequentially more preferable. The site is therefore, <b>not suitable</b> .
Zoopla	<p>Three sites displayed.</p> <p>Former Kodak Office – This site is also listed within the ‘Available Business Premises List’ provided by Harrow Council. Site has a total floorspace of 3,432 sqm. Site has 45 car parking spaces therefore, does not meet requirement. It is also not within 250m radius of a public car park to provide the additional car parking required. Part of the site forms part of planning permission (ref: P/3405/11) for comprehensive, mixed-use development including residential. Site forms part of ‘Zone B’ which is allocated for 3,932 sqm of employment use (B1) and 400 sqm of retail (A1-A5) therefore, the site is not appropriate for a banqueting facility within the short-medium term. Site has over 1,000 sqm on each floor however the floorplates are arranged around a courtyard and do not provide the single space required for a banqueting facility. The property also opposite residential dwellings on the opposite site of Headstone Drive and new residential to the rear of the site makes it an unsuitable location for a banqueting facility. <b>Not suitable</b>.</p> <p>Hygeia building, 66-68 College Road – Site has a total floorspace of 1,261 sqm therefore, does not have a single floor with 1,000sqm. Site only has 24 car parking spaces available therefore, does not meet requirements of 100 spaces. <b>Not suitable</b>.</p> <p>Former Royal Mail Sorting Office, Elmgrove Road – Site has a total floorspace of 2,185 sqm and has 1,457 sqm on ground floor. There is a pending planning application (ref: P/1980/22) for a change of use at the property to flexible B8/Class E use therefore, the sites intended use would conflict with the banqueting facility use. The site has two small yards and limited parking around the side of the building. The site is also not located within 250 m of a car park. <b>Not suitable</b>.</p>
Estates Gazette	<p>One property showed up in search for properties in Edgware.</p> <p>83/88 High Street, Wealdstone, Middlesex, HA3 5DL – Site is currently let to Iceland Food until 2030 with a tenant break option in 2025. The site offers a total floor area of 720.65 sqm therefore, does not meet size requirement for banqueting facility. Site is also not available for 3 years. <b>Not suitable or available</b>.</p> <p>18 additional properties shown but all had a floorspace of less than 1,000 sqm.</p>

Businesses for Sale	18 sites displayed but these were too small (below 1,000 sqm).
Daltons Business	9 sites displayed but these were too small (below 1,000 sqm)
On the Market	0 sites displayed
Realla	0 sites displayed

b) (Brent (Wembley))

Site	Property Website	Commentary
Wembley Park, HA9	Rightmove	<p>Site is part of the Wembley Park development and is advertising a high street retail property for sale.</p> <p>Site is has a total floorspace of 1,394 sq. m.</p> <p>The lawful use of this site is retail and therefore does not have approval for a banqueting facility which would form Sui Generis use class. The unit is on the ground floor with residential development above and therefore a banqueting facility would not be compatible with the residential uses.</p> <p>No car parking available.</p> <p><b>Not suitable.</b></p>
WP1, WP3 & WP4, Wembley Park Boulevard, Wembley, HA9 0FD	Rightmove, Estates Gazette	<p>The site has a PTAL of 3 and is within Flood Zone 1. The site therefore has a lower PTAL rating than 5 and is not suitable.</p> <p>The sites are part of the Wembley Masterplan and are allocated for comprehensive redevelopment and is part of the Wembley Park development (planning permission ref: 06/3631). The sites have planning permission for office use with an overall floorspace of 10,498 sqm for WP1, 24,155sqm for WP3 and 24,155 sqm for WP4. The office space is available for pre-let and not to purchase.</p> <p>The lawful use of the buildings on the site are for office use.</p> <p><b>Not suitable or available.</b></p>
Zenith 105, Wembley, Ealing Road, HA0 1BH	Rightmove	<p>Site has a PTAL of 4; the site has a lower PTAL rating than 5/6 and is not suitable.</p>

		<p>Site is a new light industrial unit to lease with a floorspace of 9,718sqm (too large) and completion in Q3 2022. It is therefore is not suitable for a banqueting facility.</p> <p>Site has 52 car parking spaces.</p> <p>Site is only available to lease and not available to purchase.</p> <p><b>Not suitable or available.</b></p>
The Hive Building, Wembley Park, Wembley, HA9 0HP	Rightmove, Estates Gazette	<p>Site has a PTAL of 6a.</p> <p>Building has approx. 1,253 sqm of floorspace on each floor available (5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> floors).</p> <p>Site is an office to lease.</p> <p>Site is only available to lease and not available to purchase.</p> <p><b>Not suitable or available.</b></p>
Arch View House First Way WEMBLEY Middlesex HA9 0JD	Rightmove	<p>Site has a PTAL of 3; the site has a lower PTAL rating than 5/6 and is not suitable.</p> <p>Site has 1,195 sqm of floorspace available in total which equates to 602 sqm on third floor and 594 sqm on fourth floor (only floors available). Site therefore does not meet floorspace requirements for banqueting facility.</p> <p>Site is only available to lease and not available to purchase.</p> <p><b>Not suitable or available.</b></p>
Wembley Hill Road, Wembley HA9	Zoopla	<p>Site has a PTAL of 4; the site has a lower PTAL rating than 5/6 and is not suitable.</p> <p>Site has 1,393 sqm of floorspace within a ground floor retail unit. Overall size of unit not large enough.</p> <p>Sites lawful use is for retail and residential uses above. Therefore not suitable as not a compatible use(s).</p> <p><b>Not suitable.</b></p>



c) Barnet (Edgware & Colindale)

Site	Property Website	Commentary
Blackbird Hill, London, NW9	Rightmove	<p>Site has a PTAL of 3; the site has a lower PTAL rating than 5/6 and is not suitable.</p> <p>Planning permission granted by LB Barnet (ref: 20/2096) for a 6 storey building comprising of 45 apartments and 1,140 sq ft of commercial development. The commercial development does not meet the size requirements of the banqueting facility. The planning application also contains 29 on-site car parking spaces. There is no public car park within 250 m of the site.</p> <p><b>Not suitable.</b></p>
N/A	All property websites	<b>No sites matching criteria that were suitable or available.</b>

d) Hillingdon (Ruislip & Eastcote and Northolt)

Site	Property Website	Commentary
Braintree Road, Ruislip Manor, Ruislip HA4	Rightmove, Zoopla	<p>Site has a PTAL of 2; therefore, does not meet PTAL 5/6 criteria.</p> <p>Former car showroom / garage. 1,792 sqm of floorspace on ground floor but this is split into five bays and is therefore not suitable. Site directly opposite residential dwellings and therefore would not be compatible as a banqueting use. Only has car parking for 30 cars therefore not suitable for a banqueting facility.</p> <p>Site has no public car parking within 250 m radius.</p> <p><b>Not suitable.</b></p>

e) Hillingdon (Northolt)

Site	Property Website	Commentary
<p>Northolt 68, Belvue Road, UB5 5QQ</p>	<p>Rightmove</p>	<p>Site has a PTAL of 2; therefore, does not meet PTAL 5/6 criteria.</p> <p>Site comprises an industrial/warehouse to let, comprising 6,362 sqm of total floorspace, equating to 3,187 sqm on each floor. Wider site consists of an industrial park therefore, not an appropriate area to have a banqueting facility.</p> <p>Site's lawful use is industrial and is allocated as a Strategic Industrial Location within the Adopted Policies Map. It is not suitable for a banqueting facility and there would be strong resistance to loss of industrial use by the Council.</p> <p>Is only available to lease and not purchase therefore not suitable.</p> <p><b>Not suitable or available.</b></p>

f) Hertsmere (Borehamwood)

Site	Property Website	Commentary
1, 3 and 4 Imperial Place, Maxwell Road, Borehamwood, WD6 1JN	Rightmove, Estates Gazette	<p>Site comprises multiple office buildings.</p> <p>No. 1 has available space on ground and 3rd floors equating to c. 111 sqm and c. 860 sqm therefore, floorspace is under 1,000 on a single floor.</p> <p>No. 3 has a total of 3,352 sqm over all floors but none have more than 1,000 sqm of floorspace on a single floor.</p> <p>No. 4 has c. 864 sqm of floorspace on 1<sup>st</sup> floor and 1,105 sqm of floorspace on 5<sup>th</sup> floor.</p> <p>Sites lawful use is for office use therefore, it is not suitable for a banqueting facility. All office buildings only available to lease and not for purchase therefore not suitable or available.</p> <p><b>Not suitable or available.</b></p>
Limelight, Borehamwood, WD6 1JH	Rightmove	<p>Site comprises office floorspace however, has a total floorspace of 2,697 sqm and doesn't have over 1,000 sqm on a single floor.</p> <p>Sites lawful use is for office use therefore, it is not suitable for a banqueting facility. Floorspace only available to lease and not for purchase and therefore not suitable.</p> <p><b>Not suitable or available.</b></p>
Devonshire House, Manor Way	Rightmove	<p>Site comprises office floorspace however, has a total floorspace of 1,615 sqm so doesn't have over 1,000 sqm on a single floor.</p> <p>Sites lawful use is for office use therefore, it is not suitable for a banqueting facility.</p> <p>Office is to rent and not for sale therefore, not suitable or available.</p> <p><b>Not suitable.</b></p>
Unit 1 & 2 Elstree Gate, Elstree Way, Borehamwood, East of England, WD6	Rightmove, Estates Gazette	<p>Site comprises office/industrial floorspace however, unit 1 has a total floorspace of 1,022 sqm so doesn't have over 1,000 sqm on a single floor. Unit 2 comprises c. 2,007 sqm of floorspace.</p> <p>Site is located within an industrial park therefore, would be an unsuitable location for a banqueting facility.</p>

		<p>Sites lawful use is for office use therefore, it is not suitable for a banqueting facility. Office floorspace only available to lease therefore not suitable.</p> <p>Site has only has 54 car parking spaces and therefore insufficient car parking. There is no public car park within 250 m of the site therefore not suitable.</p> <p><b>Not suitable or available.</b></p>
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Harrow

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3

Robert Irving Burns, W1W

POA

3,433 sq. m\*

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Headstone Drive, Former Kodak Office Building, Harrow, London HA1

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POA

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Office to let

Hvoeia Building, 66-68 Collee Road, Harrow HA1





3

Bray Fox Smith, W1S

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14

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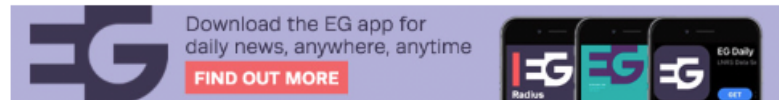
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18 commercial properties for sale in Harrow (London Borough)

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For sale: £69,000.00 To rent:...	850 Sq Ft
<b>ADDRESS</b>	<b>TYPE</b>
258 High Road, Harrow, Greater London, HA3 7BB	Retail - High Street, Retail - Out of Town...

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Havelock Hub, Havelock Place...

<b>FOR SALE</b>	<b>SIZE</b>
£2,950,000.00	8,217 Sq Ft
<b>ADDRESS</b>	<b>TYPE</b>
Havelock Hub, Havelock Place, Harrow, Greater...	Office, Healthcare, Offices, Other Property Types &...

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Rama House 17 St. Anns Road...

<b>FOR SALE / TO RENT</b>	<b>SIZE</b>
For sale: POA To rent: £26,000.00 Per Annum	0 - 741 Sq Ft
<b>ADDRESS</b>	<b>TYPE</b>
Rama House 17 St. Anns Road, Harrow, Greater London...	Office, Offices

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360° Virtual tour

Warespace, @The Debenhams...

<b>FOR SALE / TO RENT</b>	<b>SIZE</b>
For sale: POA To rent: £9,600.00 Per Annum	400 - 2,500 Sq Ft
<b>ADDRESS</b>	<b>TYPE</b>
Warespace, @The Debenhams Building, Greenhill...	Warehouse, General Industrial, Leisure Property...

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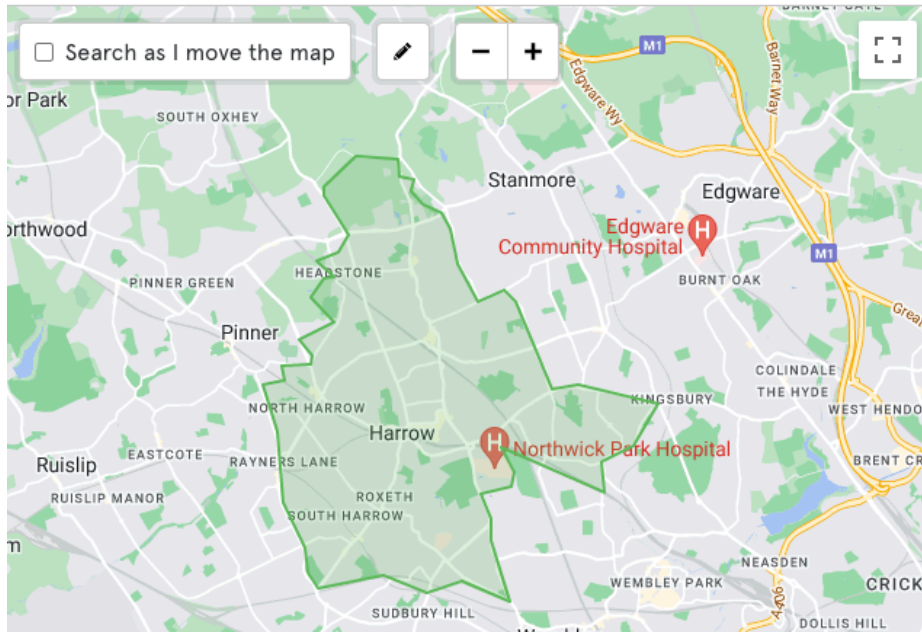
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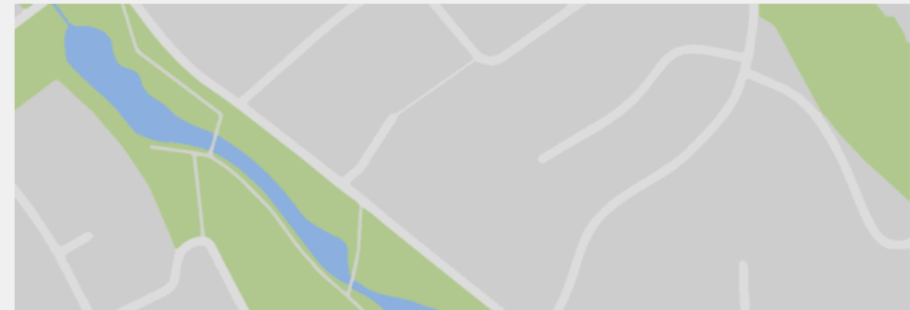
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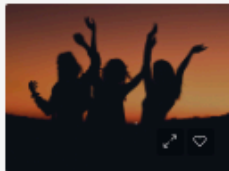
Harrow, London, England

LOCATION: The Premises are located in Station Road in Harrow and within walking distance to Harrow Main shopping area and 10 minutes' drive from Harrow-on-the-Hill Railway Station and 15 minutes from Kenton Underground Railway ...

Price: £150,000

Details

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Relocatable Business for Sale

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Annual Turnover: £125,000

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New to the market is a recruitment company which specialises in providing exceptional candidates to a prestigious selection of private hospitals. The business has a top placement on their PSL, which makes it one of the first agencies they reach out t...

Price: £15,000

Annual Net Profit: £26,000

Annual Turnover: £41,290

Details

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Harrow, London, England

Please note the business has recently ceased trading. The business for sale is a well-established private tuition company, which primarily focuses on offering Maths and English lessons and operates in Harrow, Middlesex, and the greater London area. S...

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## Right move


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Wembley + 0 miles sq. m. 1,000 to Max Size PCM Min Price to Max Price Property Type (20) Filters

Commercial Properties To Let in Wembley, Middlesex, at least 1,000 sq. m., 20 property types Save search Create Alert

8 results Sort: Relevance List Map

Prioritise properties with... Add keyword



**WP3, Wembley Park Boulevard, Wembley, HA9 0FD** ×

Office


Outline consent for up to 260,000 sq ft

**COMMERCIAL**

Marketed by DTRE, London

**DTRE** 020 3906 1455 Contact Save

Local call rate



**WP4, Wembley Park Boulevard, Wembley, HA9 0FD** ×

Office


Outline consent for new 145,000 sq ft office building adjacent to Wembley Stadium

**COMMERCIAL**

Marketed by DTRE, London

**DTRE** 020 3906 1455 Contact Save

Local call rate



**Wembley Park, HA9** ×

Retail property (high street)


New Commercial Units Available in Wembley Park

**COMMERCIAL**

Marketed by C F COMMERCIAL LIMITED, London

**CFC** 020 3909 8905 Contact Save

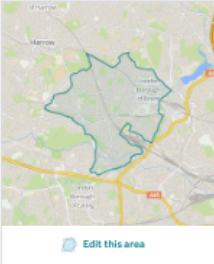
Local call rate



**WP1, Olympic Way, Wembley, HA9 0FR** ×

Office

Outline consent for up to 117,000 sq ft



[Edit this area](#)

[See commercial properties for sale in Wembley](#)

**ALL NEW SKODA FABIA**

OUR REFINED SMALL HATCH

**Staying secure when looking for a property**

Ensure you're up to date with our latest advice on how to avoid fraud or scams when looking for property online.

[View our security centre to find out more >](#)

**Nearby Wembley**

- Ealing
- Harrow
- Greenford
- Harrow On The Hill
- Kenton
- Kingsbury
- Perivale
- Barnet



**£47,766 pcm**  
1,253-5,012 sq. m.



**The Hive Building, Wembley Park, Wembley, HA9 0HP Office**

Wembley Park has choice of four new office buildings ranging from 110,000 sq ft to 260,000 sq ft.

COMMERCIAL

Marketed by Savills, Margaret Street - Offices

**Savills** 020 3840 3718  
Local call rate

Contact

Save



**£47,766 pcm**  
1,253-5,012 sq. m.



**The Hive Building, Wembley Park, Wembley, HA9 0HP Office**

Wembley Park has choice of four new office buildings ranging from 110,000 sq ft to 260,000 sq ft.

COMMERCIAL

Marketed by Savills, Margaret Street - Offices

**Savills** 020 3840 3718  
Local call rate

Contact

Save



**£7,250 pcm**  
186-5,012 sq. m.



**The Hive, Wembley Park Boulevard, Wembley, HA9 0WS Office**

Brand new, Grade A office immediately adjacent to Wembley stadium offering a further 52,000 sq ft of space over 4 floors.

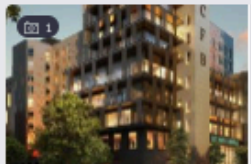
COMMERCIAL

Marketed by DTRE, London

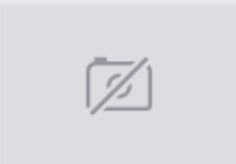
**DTRE** 020 3906 1455  
Local call rate

Contact

Save



**POA**  
593-1,195 sq. m.



**Arch View House First Way WEMBLEY Middlesex HA9 0J... Office**

Grade A Offices due to complete in Q3 2020

COMMERCIAL

Marketed by Colliers, Colliers South East

**Colliers** 020 3840 3559  
Local call rate

Contact

Save

Ensure you're up to date with our latest advice on how to avoid fraud or scams when looking for property online.

[View our security centre to find out more >](#)

**Nearby Wembley**

- Ealing
- Harrow
- Greenford
- Harrow On The Hill
- Kenton
- Kingsbury
- Perivale
- Ruislip
- Shepherds Bush
- Pinner
- [Locations within Brent on a map](#)

**What Other People Are Looking For**

- Offices to rent in Wembley
- Serviced Offices to rent in Wembley
- Shops to rent in Wembley
- Land to rent in Wembley
- Warehouses to rent in Wembley
- Restaurants to rent in Wembley
- Hotels to rent in Wembley
- Pubs to rent in Wembley
- Guest Houses to rent in Wembley
- Cafes to rent in Wembley

**Suggested Links**

- [Estate agents in Wembley](#)

Map data © [OpenStreetMap](#) contributors.

Wembley, London (within 3 miles) Property type Any price 1k min m² Search

Zoopla > Commercial for sale > London > Wembley property for sale

Commercial property for sale in Wembley

1 - 1 of 1 25 Lowest price

Filter results

Only show: Property for sale Business for sale



£6,500,000 (£4,664.36/sq. m)

1,394 sq. m\*

Retail premises for sale

Wembley Hill Road, Wembley HA9

Large 15,000sqft A1 Retail Unit for Sale in Wembley

Wembley Stadium (0.1 miles) Wembley Central (0.5 miles)

5

Columbia Rentals Ltd. F2

020 3641 4614 \*\* Contact Save Hide

Create email alert Save this search Draw your search

FOREST REAL ESTATE North West London's Premier Commercial Agency Search our available properties today!

**FOREST**  
REAL ESTATE

North West London's Premier  
Commercial Agency

Search our available properties today!

**89 commercial properties for sale in Wembley, London**

 Grid  Map

Sorry, we currently do not have any listings for sale in 0 miles of Wembley, London - Please find below the nearest listings available.



Leisure Businesses



Wembley, London, England



Search Filter

Search

Home > Leisure Businesses

## Leisure Businesses for sale in Wembley



Leisure Businesses for Sale

Create Alert

Unfortunately we were unable to find an exact match, we found these businesses which may be of interest....

### Featured



How much is your home worth?

Start instant valuation

UK > London > North West London > Wembley

Location	Unit	Min size	Max size	Min price	Max price	Filters
Wembley  + 2.0 mi	Sq m	1000	Any	Any	Any	Any

**Reserve Buyers List**

Be next in line on sold properties

10

**Serious about selling?**

Request a free home valuation



**Instant valuation**

Get a home valuation in minutes



63 results | Commercial property for sale within 2 miles of Wembley

Create alert

List view

Map view

Sort: Highest price

**No exact results found**



Q Wembley, UK

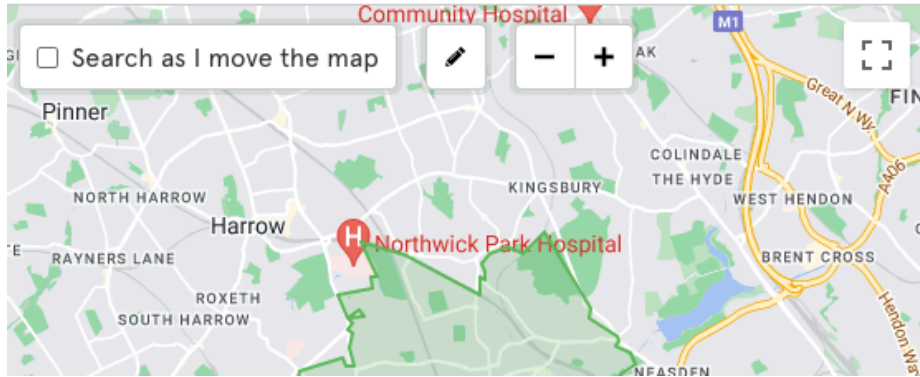
For sale

Property type

Price

> 10000 sq ft

All filters



[Realla](#) / [Commercial property for sale](#) / [London](#) / [Wembley](#)

## Commercial property for sale in Wembley

Viewing 0

Sorry, we were unable to match any commercial property in Wembley.

Try adjusting your search, or click below to find the nearest commercial property.

# Barnet (Edgware)

[Rightmove](#)



Buy

Rent

House Prices

Find Agent

Commercial

Inspire

Overseas

[Sign in](#)

Edgware

+ 1 mile

sq. m.

1,000 to Max Size

Min Price to Max Price

Property Type

Filters

Commercial Properties For Sale in Edgware, Middlesex, within 1 miles, at least 1,000 sq. m. > [Save search](#) [Create Alert](#)

2 results

Sort: Highest Price

List

Map

Prioritise properties with... [Add keyword](#)



**£3,500,000** Offers in Excess of  
6,880 sq. m.

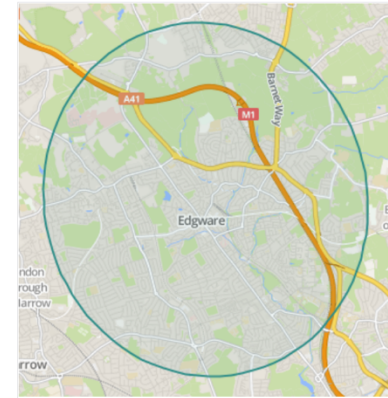
**South West Of Brockley Hill,, Stanmore, Middlesex, HA7** ✕  
Land for sale

Winkworth are proud to present to the market a rare opportunity to acquire a huge development site positioned in a fantastic location on the west side of Brockley Hill (A5) , to the north of its junction with

Marketed by Winkworth, Kingsbury, Sales

020 3834 8172 [Contact](#)  
Local call rate

[Save](#)



[Edit this area](#)

Edgware, London (within 10 miles) Property type Any price 1k min m<sup>2</sup> Search

Zoopla > Commercial for sale > London > Edgware property for sale

### Commercial property for sale in Edgware

No results found 25 Lowest price Filter results

Only show:  Property for sale  Business for sale

- Create email alert
- Save this search
- Draw your search

We haven't got any exact matches for your search at the moment. However, we have found some properties a little further out that you might like:

**FOREST**  
REAL ESTATE


North West London's Premier  
**Commercial Agency**


Search our available properties today!





1 commercial properties for sale in Edgware, London


 Grid  Map

 Virtual tour




83/88 High Street, Wealdstone...  

<b>FOR SALE</b>	<b>SIZE</b>
POA	21,163 Sq Ft
<b>ADDRESS</b>	<b>TYPE</b>
83/88 High Street, Wealdstone, Middlesex, HA3...	Land, Office, Residential, Hotel, Leisure, Retail...

 [View property](#)

## Businesses For Sale

**BusinessesForSale.com**  [Sell Your Business](#)

[Home](#) [MergerVault](#) **[Businesses](#)** [Franchises](#) [Selling](#) [Brokers](#) [Franchisors](#) [UK](#) [Login](#)

Edgware  [Create alert](#) [Advanced Search](#)

[Food Businesses \(5\)](#) [Commercial Property \(5\)](#) [Wholesale and Distribution Businesses \(3\)](#) [Franchise Resales \(2\)](#) [All Countries \(2\)](#)

**Filter Your Search**

**Business Category**  
All Sectors

Leisure

**Business Location**

UK

All Regions

All Counties

All Cities


**Asking Price (£)**

Min  Max

'Edgware'  
Showing 1 - 2 of 2

Sort by: Best Match Show: 25

[Restaurant With Extract On Edgware Road In Paddington](#)  
Paddington, London, UK


 Food

Fully fitted extract. Planning : The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard... [More details >](#)

Asking Price: **£100K - £200K**  
Turnover: **On request**  
Net Profit: **On request**

LEASEHOLD  QUICK SALE

[Corner Unit To Let On Baker Street Marylebone](#)  
Marylebone, London, UK

 Prime corner unit to let on Baker Street, Marylebone. The premises covers an area of approximately 1,500 sq. ft. over the ground

Asking Price: **On request**  
Turnover: **On request**  
Net Profit: **On request**

How much is your home worth?

Start instant valuation

UK > London > North West London > Edgware

Location	Unit	Min size	Max size	Min price	Max price	Filters
<input type="text" value="Edgware"/> <input type="text" value="+ 2.0 mi"/>	<input type="text" value="Sq m"/>	<input type="text" value="1000"/>	<input type="text" value="Any"/>	<input type="text" value="Any"/>	<input type="text" value="Any"/>	<input type="text" value="Any"/>

**Reserve Buyers List**

Be next in line on sold properties

3

**Serious about selling?**

Request a free home valuation



**Instant valuation**

Get a home valuation in minutes



**21 results** | Commercial property for sale within 2 miles of Edgware

Create alert

List view

Map view

Sort: Highest price

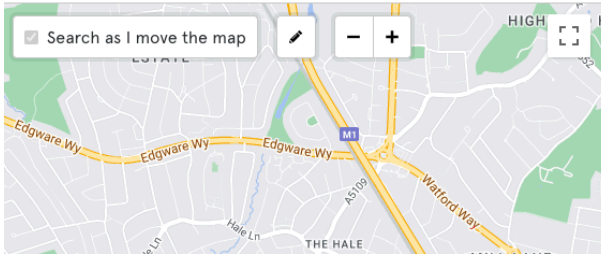
Feedback

**No exact results found**





Q Edgware, UK   For sale   Property type   Price > 10000 sq ft   All filters



[Realla](#) / [Commercial property for sale](#)

### Commercial property for sale

Viewing 0

Sorry, we were unable to match any commercial property here.

Try adjusting your search, or click below to find the nearest commercial property.

Barnet (Colindale)

[Rightmove](#)



Buy

Rent

House Prices

Find Agent

Commercial

Inspire

Colindale  + 1 mile  sq. m.  1,000  to Max Size  Min Price  to Max Price

Commercial Properties For Sale in Colindale, North West London, within 1 miles, at least 1,000 sq. m. > [☆ Save search](#) [🔔 Create Alert](#)

1 results

Sort: Relevance

List

Map

Prioritise properties with...  + Add keyword

1/4 **FEATURED PROPERTY**



**Blackbird Hill, London, NW9**  
Residential development for sale  
A CONSENTED RESIDENTIAL LED DEVELOPMENT OPPORTUNITY WITH FURTHER DEVELOPMENT POTENTIAL

**COMMERCIAL**

Marketed by ESTATE OFFICE INVESTMENTS LIM...

**£6,500,000** Offers in Excess of 2,829 sq. m.

**ESTATE OFFICE** PROPERTY CONSULTANTS 020 3910 6553 Local call rate

Colindale, London (within 5 miles) Property type Any price 1k min m<sup>2</sup> Search

Zoopla > Commercial for sale > London > Colindale property for sale

### Commercial property for sale in Colindale

No results found 25 Lowest price Filter results

Only show:  Property for sale  Business for sale

We haven't got any exact matches for your search at the moment. However, we have found some properties a little further out that you might like:

- Create email alert
- Save this search
- Draw your search



## Estates Gazette



[Find a property](#) [Find a service](#)

[Sign in](#)  [Discover EG](#)

Most recent 

FOREST REAL ESTATE North West London's Premier Commercial Agency Search our available properties today!

### 82 commercial properties for sale in Colindale, London


Sorry, we currently do not have any listings for sale in 0 miles of Colindale, London - Please find below the nearest listings available.

## Businesses for sale

businessesforsale.com [Sell Your Business](#)

[Home](#) [MergerVault](#) [Businesses](#) [Franchises](#) [Selling](#) [Brokers](#) [Franchisors](#) [UK](#) [Login](#)

[Create alert](#) [Advanced Search](#)

 **Sorry, no results found**

We haven't found any Businesses in Worldwide that matched your search.

Please try adjusting your search by changing your keywords, removing your filters or try [advanced search](#).

Business Type



Colindale, London, England



Search Filter

Search

Home > Business

## Business for sale in Colindale



Create Alert

Unfortunately we were unable to find an exact match, we found these businesses which may be of interest....

### Featured



How much is your home worth? [Start instant valuation](#)

UK > London > North West London > Colindale

Location	Unit	Min size	Max size	Min price	Max price	Filters
Colindale  + 2.0 mi	Sq m	1000	Any	Any	Any	Any

**Reserve Buyers List**

Be next in line on sold properties

4

**Serious about selling?**

Request a free home valuation



**Instant valuation**

Get a home valuation in minutes



**20 results** | Commercial property for sale within 2 miles of Colindale

[Create alert](#)

List view

Map view

Sort: Highest price

**No exact results found**



Q Colindale, Edgware, UK

For sale

Property type

Price

> 10000 sq ft

All filters



Search as I move the map



[Realla](#) / [Commercial property for sale](#) / [London](#) / [Colindale](#)



### Commercial property for sale in Colindale

Viewing 0

Sorry, we were unable to match any commercial property in Colindale.

Try adjusting your search, or click below to find the nearest commercial property.

Hillingdon (Ruislip & Eastcote)

Rightmove



Buy

Rent

House Prices

Find Agent

Commercial

Inspire

Ruislip  + 1 mile  sq. m.  1,000  to Max Size  Min Price  to Max Price

Commercial Properties For Sale in Ruislip, Middlesex, within 1 miles, at least 1,000 sq. m. > [Save search](#) [Create Alert](#)

1 results

Sort: Relevance

List

Map

Prioritise properties with... [Add keyword](#)



1



**Braintree Road, Ruislip**  
Heavy industrial for sale

Property located in Braintree Road, Ruislip

COMMERCIAL

Marketed by Monarch Commercial Limited, Middlesex

POA

2,128 sq. m.

INVESTMENT OPPORTUNITY

MONARCH COMMERCIAL 020 3869 0901  
Local call rate



Save

Additional commercial listings



Ruislip, London (within 5 miles) Property type Any price 1k min m<sup>2</sup> Search

Zoopla > Commercial for sale > London > Ruislip property for sale

### Commercial property for sale in Ruislip

1 - 1 of 1 25 Lowest price Filter results

Only show:  Property for sale  Business for sale

- Create email alert
- Save this search
- Draw your search



**POA**  
2,128 sq. m\*  
[Industrial for sale](#)  
Braintree Road, Ruislip Manor, Ruislip HA4  
Property located in Braintree Road, Ruislip



**FOREST**  
REAL ESTATE  
North West London's Premier  
Commercial Agency  
Search our available properties today!

For sale Ruislip london +1 mile From 1,000 sqm Create search alert

Most recent Refine search



71 commercial properties for sale in Ruislip, London

Sorry, we currently do not have any listings for sale in 0 miles of Ruislip, London - Please find below the nearest listings available.

Grid Map

Businesses for Sale

Search: Ruislip [Search] Create alert Advanced Search

Business Categories: Retail Businesses (2), Technology and Media Businesses (1), Leisure Businesses (1), Services Businesses (1), Ruislip (1), Greater London (1), etc.

Filter Your Search: Business Category (All Sectors), Business Location (All Countries, All Regions, All States, All Cities), Asking Price (Min, Max, Disclosed Only), Net Profit (Min, Max, Disclosed Only)

Sort by: Best Match Show: 25

**Established Gym In North West London**  
Ruislip, Middlesex, UK  
Price Reduced 21/02/2022\* Private, local Gym for Sale in North West London. First established in 1995. Specializes in Personal Training and Body Transformations, but also has a member base of... [More details >](#)  
Asking Price: £40,000  
Turnover: £50K - £100K  
Net Profit: Under £50K  
LEASEHOLD Save Contact seller

**Relocatable Consultancy Services**  
UK  
Business. Please quote reference B06235. Hilton Smythe welcomes to the market an exciting opportunity to acquire (on a business only basis) a well-run and performing financial services business, MHA... [More details >](#)  
Asking Price: £79,995  
Turnover: £79,345  
Net Profit: On request  
RELOCATABLE Save Contact seller

Business Type



Ruislip, London, England



Search Filter

Home > Business

## Business for sale in Ruislip

Create Alert

Unfortunately we were unable to find an exact match, we found these businesses which may be of interest....

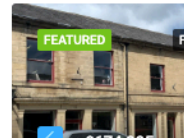


Interior & Exterior Doors  
Co, Middlesex

Price: £75,000

Leasehold: £75,000

### Featured



How much is your home worth?

Start instant valuation

UK > London > West London > Ruislip

Location	Unit	Min size	Max size	Min price	Max price	Filters
<input type="text" value="Ruislip"/>	+ 2.0 mi	Sq m	1000	Any	Any	Any

Reserve Buyers List

Be next in line on sold properties

7

Serious about selling?

Request a free home valuation



Instant valuation

Get a home valuation in minutes



28 results | Commercial property for sale within 2 miles of Ruislip

Create alert

List view

Map view

Sort: Highest price

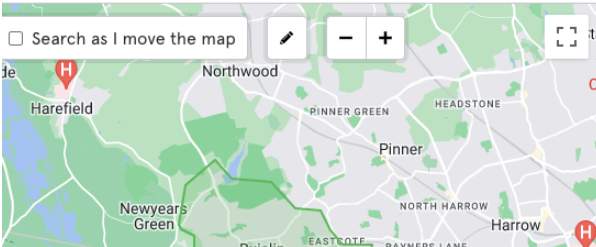
No exact results found

## Realla

Realla Advertise with us

Q Ruislip, UK For sale Property type Price > 10000 sq ft All filters

Search as I move the map



Realla / Commercial property for sale / London / Ruislip

### Commercial property for sale in Ruislip

Viewing 0

Sorry, we were unable to match any commercial property in Ruislip.

Try adjusting your search, or click below to find the nearest commercial property.

## Hillingdon (Northolt)

## Rightmove



rightmove Buy Rent House Prices Find Agent Commercial Inspire Overseas

Northolt + 0 miles Size & Price (2) Property Type

Commercial Properties To Let in Northolt, Middlesex, at least 1,000 sq. m. Save search Create Alert

1 results Sort: Relevance List Map

Prioritise properties with... Add keyword



**Northolt 68, Belvue Road, Northolt, Greater London, UB5 5QQ**

Warehouse

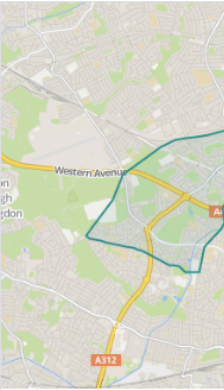
A two-storey industrial / warehouse property which is due to be refurbished. The first floor provides a loading bearing concrete floor, which

**COMMERCIAL**

Marketed by Gerald Eve, West End - Industrial

**£105,592 pcm**  
6,363 sq. m.

**GERALDEVE** 01732 444256 Local call rate Save



Edit this area

Additional commercial listings

## Zoopa

Q Northolt, London (within 5 miles) Property type Any price 1, 1k min m<sup>2</sup> Search

Zoopa > Commercial for sale > London > Northolt property for sale

### Commercial property for sale in Northolt

No results found 25 Lowest price Filter results

Only show:  Property for sale  Business for sale

We haven't got any exact matches for your search at the moment. However, we have found some properties a little further out that you might like:

Create email alert

Save this search

Draw your search



## Estates Gazette



Find a property Find a service

Sign in Discover EG

For sale Northolt london +1 mile From 1,000 sqm Create search alert

Most recent Refine search

**Aldermore** Find your regional lending manager **Find out more** Proud partner of the EG Awards 2012 T&Cs apply

### 77 commercial properties for sale in Northolt, London

Grid Map

Sorry, we currently do not have any listings for sale in 0 miles of Northolt, London - Please find below the nearest listings available.

## Businesses for Sale

**BusinessesForSale.com** Sell Your Business

Home MergerVault **Businesses** Franchises Selling Brokers Franchisors UK Login

Q Northolt Search Create alert Advanced Search

Services Businesses (2) Technology and Media Businesses (1) **Northolt (2)** Greater London (2) North West London (2) West London (2)

**Filter Your Search**


**Business Category**  
All Sectors

**Business Location**  
UK  
All Regions  
All Counties  
All Cities

**'Northolt'**  
Showing 1 - 2 of 2

Sort by: Best Match Show: 25

[Printers With High Level Of Machinery](#)  
Northolt, London, UK

 Business. Hilton Smythe are delighted to offer to the market Star Print, established by our client in 2001 and now offered for sale due to our client wanting to semi retire. Our client provides top... [More details >](#)

Asking Price: **£229,995**  
Turnover: **£260,972**  
Net Profit: **On request**

LEASEHOLD Save Contact seller

Business Type



Northolt, London, England



Search Filter

Search

Home > Business

## Business for sale in Northolt



### Well-Established Online Eyewear Retailer

Northolt, London, England

This is a fantastic chance to purchase an online eyewear retailer, which represents a genuine turnkey business opportunity, as the company comes fully set up and ready to trade. The founders first set up this business in 2020 and have built up exten...

Create Alert

Price: £15,000

Details

Contact Seller

Results nearby the location you searched which may not exactly match your criteria

### Featured



3 Adjoined Commercial Properties – Ramsbottom



ESTABLISHED PROVIDER OF AUGMENTED

Price: Offers invited



# On the Market



Value my home

Buy

Rent

Agents

New homes

Sign

How much is your home worth?

Start instant valuation

UK > London > West London > Northolt

Location	Unit	Min size	Max size	Min price	Max price	Filters
Northolt	Sq m	1000	Any	Any	Any	Any

Ask The Agent

Homes coming to the market

5

Reserve Buyers List

Be next in line on sold properties

1

Serious about selling?

Request a free home valuation



3 results | Commercial property for sale in Northolt

Create alert

List view

Map view

Sort: Highest price

No exact results found



Q Northolt, UK

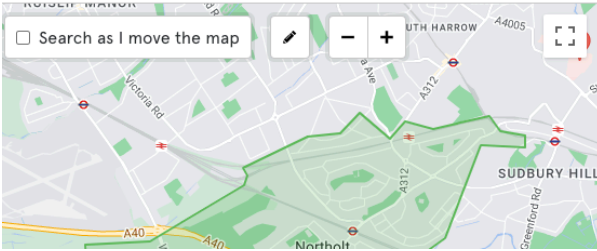
For sale

Property type

Price

Size

All filters



Realla / Commercial property for sale / London / Northolt

### Commercial property for sale in Northolt

Viewing 0

Sorry, we were unable to match any commercial property in Northolt.

Try adjusting your search, or click below to find the nearest commercial property.

# Hertsmere (Borehamwood)

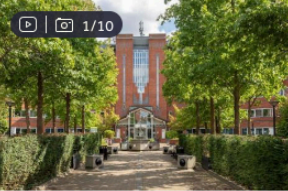
Rightmove

Borehamwood  + 0 miles  Size & Price (2)  Property Type (12)  Filters

Commercial Properties To Let in Borehamwood, Hertfordshire, at least 1,000 sq. m., 12 property types [Save search](#) [Create Alert](#)

9 results  Sort: Relevance   List  Map

Prioritise properties with...  + Add keyword



**3 Imperial Place, Maxwell Road, Borehamwood, WD6 1JN**

Office

Comprehensively refurbished town-centre offices set within a fully landscaped business campus with on-site cafe.

**COMMERCIAL**

Marketed by **Brasier Freeth**, Welwyn Garden City

**POA**  
830–3,353 sq. m.

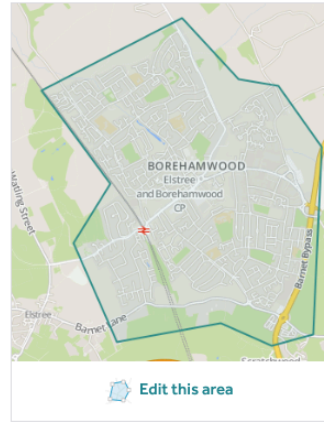
**bf** 01707 241314   
Local call rate

Save



**Limelight, Borehamwood, WD6 1JH**

Office



[→ See commercial properties for sale in Borehamwood](#)

Zoopla > Commercial for sale > Hertfordshire > Borehamwood property for sale

### Commercial property for sale in Borehamwood

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## 71 commercial properties for sale in Borehamwood, Hertfordshire

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Borehamwood Search Create alert Advanced Search

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'Borehamwood' Showing 1 - 7 of 7

Sort by: Best Match Show: 25

**Borehamwood Herts Offices Restaurants Cafes Retail Property**  
Herts, UK

 Large shop and upper part - comprising a deep shop with E use (retail, financial/professional services, café, restaurant, office, clinics, health centre, creche, nursery, yoga, gym etc). To the rear... [More details >](#)

Asking Price: **£32,000 pa**  
Turnover: **On request**  
Net Profit: **On request**

Save Contact seller

# Daltons Business

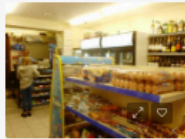
Business Type X Borehamwood, Hertfordshire, England X Search Filter Search

Home > Business

## Business for sale in Borehamwood



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### Newspagent in Borehamwood, Hertfordshire

Borehamwood, Hertfordshire, England  
Nationwide brings to the market this MOST ATTRACTIVE FREEHOLD COUNTER NEWS, CONFECTIONERY, TOBACCO, GREETING CARDS slight CONVENIENCE GROCERIES. Main road trading position, sought after residential area, HERTFORDSHIRE. ATTRACTIVE DOUBLE FRONTED MEDIUM...

Price: £580,000  
Weekly Turnover: £3,500

Details  
Contact Seller



### Hertfordshire

Borehamwood, Hertfordshire, England  
Excellent Cafe Restaurant for sale in in Borehamwood, Hertfordshire. Stables regular clients, good size stubble for other cuisines. Weekly taking £5,000 PW. Will be increase Mac more Because high potential locations. Rent 14,750 PA. More informat...

Price: Price on Application (POA)

Details  
Contact Seller



### LICENCED CAFE/RESTAURANT/TAKE AWAY IN HERTFORDSHIRE

Borehamwood, Hertfordshire, England  
Large triple front unit is in small parade of shops on busy road, free parking, close to, Estreer studio, etc. 3,000 sq ft, 120 seats, tkg £6,000 pw. 15 yrs Council lease, 5 yrl reviews, excellent rent £12,000 pa, rates £7,500 pa.

Leasehold: £450,000

Details  
Contact Seller

### Featured



### 3 Adjoined Commercial Properties - Ramsbottom



### Recently Viewed



<https://rightbusiness.co.uk/Business/Details/434>  
Leasehold: £150,000



Well established and highly regarded hair and beauty salon situated in North East Essex on the Suffolk borders.  
Price: £59,950  
Leasehold: £59,950

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UK > Hertfordshire > Borehamwood

Location	Unit	Min size	Max size	Min price	Max price	Filters
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8 results | Commercial property for sale within 2 miles of Borehamwood

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List view

Map view

Sort: Highest price

No exact results found

nwood, UK

For sale

Property type

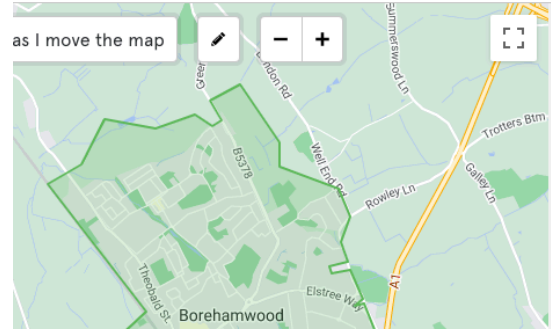
Price

> 10000 sq ft

All filters



as I move the map



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### Commercial property for sale in Borehamwood

Viewing 0

Sorry, we were unable to match any commercial property in Borehamwood.

Try adjusting your search, or click below to find the nearest commercial property.



## **Appendix 5 – Dialogue with Estate Agents**

Responses from estate agents including Chamberlain Commercial and Ferrari Dewe have been received which confirm that there are no suitable sites currently on the market.



Lauren Manoharan &lt;Imanoharan@hghconsulting.com&gt;

---

## Available sites for banqueting facility in Harrow

3 messages

---

Lauren Manoharan <Imanoharan@hghconsulting.com>  
To: simon@ferrariidewe.co.uk

25 August 2022 at 11:27

Hi Simon

Thank you for your time on the phone earlier this week.

I was just following up to confirm whether you have found any available sites in Harrow suitable for a banqueting facility that meets the following criteria:

Site size: 0.6 ha

Parking: 50-100 car parking spaces

Building/floor area: 1,500 sqm or 1,000 sqm on a single floor area

Accessibility: PTAL 3-6

Drainage: Not in flood zone 2 or 3

Location: Urban and previously developed land

Use Class: Former D2 or B1 - now Class E(c) or Sui Generis (dance/concert hall)

Please could you kindly provide confirmation of the above?

Kind regards

Lauren

--

Lauren Manoharan  
Assistant Planner



Planning, Environment &  
Development

45 Welbeck Street, London W1G 8DZ  
020 3409 7755 | 07759 368 012

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**Simon A. Braun** <Simon@ferraridewe.co.uk>  
To: Lauren Manoharan <Imanoharan@hghconsulting.com>

25 August 2022 at 11:34

Hi Lauren

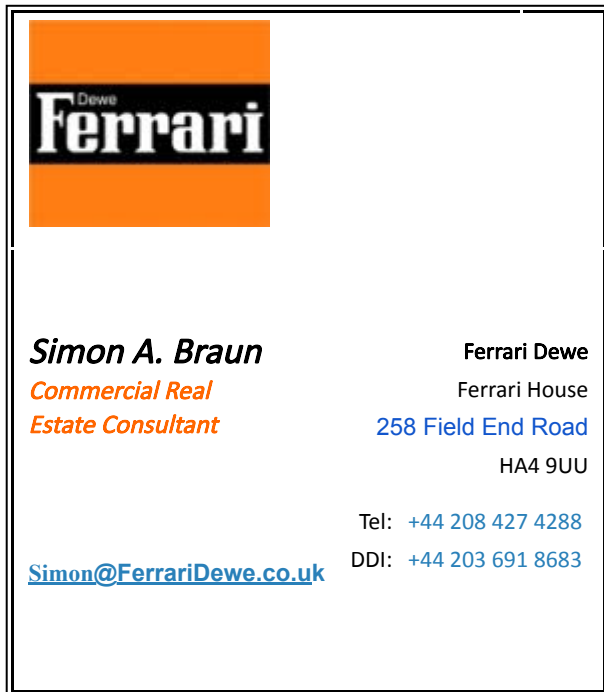
Thanks for your email.

I have now had the chance to do some research & have spoken to our expert Paul Ferrari in the area.

Unfortunately he assures me that no such thing exists within the Harrow area.

Best regards

Simon



[Quoted text hidden]

**Lauren Manoharan** <Imanoharan@hghconsulting.com>  
To: "Simon A. Braun" <Simon@ferraridewe.co.uk>

25 August 2022 at 11:36

Hi Simon

Thanks for getting back to me so quickly.

Kind regards

Lauren

[Quoted text hidden]



Lauren Manoharan &lt;lmanoharan@hghconsulting.com&gt;

---

**Available sites for banqueting facility in Harrow**

5 messages

---

**Lauren Manoharan** <lmanoharan@hghconsulting.com>  
To: tony@chamberlaincommercial.com

18 August 2022 at 14:34

Hi Tony

Thanks for the call earlier.

I am looking for commercial properties in Harrow that meet the criteria below:

Site size: 0.6ha/1.5+ acres (building and parking only)

Parking: Min of 100 car spaces

Building/floor area: 1,500 sqm + (existing buildings to have floor to ceiling heights of 5m min for function hall)

Accessibility: PTAL 3-6

Location: Urban and previously developed land

Drainage: Not in flood zone 2 or 3

Availability: 1-2 years

Use class: Former D2 or B1 (subject to change of use to D2) - now Class E(c) or Sui Generis (dance/concert hall)

or

An existing site with over 1,000 sqm of existing ground floor floorspace, in former B1/D2 use and has a public car park within 250 m of the site.

I look forward to hearing from you.

Kind regards

Lauren

--

**Lauren Manoharan**  
Assistant PlannerPlanning, Environment &  
Development45 Welbeck Street, London W1G 8DZ  
020 3409 7755 | 07759 368 012

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---

**Tony Chamberlain** <tony@chamberlaincommercial.com>  
To: Lauren Manoharan <lmanoharan@hghconsulting.com>

19 August 2022 at 11:22

Hi Laura,

Thanks for your email. Not an easy one to find but I will let you know if I have something.

Kind regards,

Tony.

**Tony Chamberlain**

07817 077077

[tony@chamberlaincommercial.com](mailto:tony@chamberlaincommercial.com)

Unit 10 Bradburys Court, Lyon Road, Harrow, HA1 2BY

020 8429 6899 / 020 7148 9000

[www.chamberlaincommercial.com](http://www.chamberlaincommercial.com)



[Quoted text hidden]

---

**Lauren Manoharan** <lmanoharan@hghconsulting.com>  
To: Tony Chamberlain <tony@chamberlaincommercial.com>

19 August 2022 at 11:23

Thanks, Tony. Much appreciated.

Kind regards

Lauren

[Quoted text hidden]

---

**Lauren Manoharan** <lmanoharan@hghconsulting.com>  
To: Tony Chamberlain <tony@chamberlaincommercial.com>

23 August 2022 at 09:38

Hi Tony

Just following up on this one, have you managed to find anything that meets the criteria?

Kind regards

Lauren  
[Quoted text hidden]

---

**Tony Chamberlain** <tony@chamberlaincommercial.com>  
To: Lauren Manoharan <Imanoharan@hghconsulting.com>

23 August 2022 at 09:45

No Lauren, I haven't. It's a rare opportunity to find.

**Tony Chamberlain**

07817 077077

[tony@chamberlaincommercial.com](mailto:tony@chamberlaincommercial.com)

Unit 10 Bradburys Court, Lyon Road, Harrow, HA1 2BY

020 8429 6899 / 020 7148 9000

[www.chamberlaincommercial.com](http://www.chamberlaincommercial.com)



---

**From:** Lauren Manoharan <Imanoharan@hghconsulting.com>  
**Sent:** 23 August 2022 09:39  
**To:** Tony Chamberlain <tony@chamberlaincommercial.com>  
**Subject:** Re: Available sites for banqueting facility in Harrow

Hi Tony

Just following up on this one, have you managed to find anything that meets the criteria?

Kind regards

Lauren

**Lauren Manoharan**

Assistant Planner



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## Appendix 6 – Site Search in the Borough of Harrow undertaken by the Appellant

<b>Site 11</b>	<b>EuroTraveller Hotel, 55-60 Northolt Road, South Harrow, Harrow, HA2 0DW</b>
<b>Site Area</b>	Approximately 0.15 ha
<b>Designations</b>	Flood Zone 1, PTAL 4, Northolt business area site allocation.
<b>Description</b>	Hotel building with 44 en-suite guest rooms, restaurant to seat 250 guests, additional breakfast lounge to seat 22 guests, bar facilities and private gated car park (17 spaces). Hotel underwent internal refurbishment in 2010.
<b>Constraints</b>	Site too small, banqueting suite inadequate size, inadequate car parking capacity, no longer on the market.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 12</b>	<b>12-14 Station Road (former college), Harrow, HA1 2SL</b>
<b>Site Area</b>	0.21 ha
<b>Designations</b>	Flood Zone 1, PTAL 5, Critical Drainage Area, Core Strategy Sub Area, Restricted Views Setting.
<b>Description</b>	Three storey former college building (D1 use) with undercroft parking. Total floor area of 10,645 sq ft (988.9 sq m)
<b>Constraints</b>	Site too small, inadequate car parking capacity, opposite civic centre, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 13</b>	<b>Artisan Place, Wealdstone, Harrow, HA3 5RN</b>
<b>Site Area</b>	0.2 ha
<b>Designations</b>	Flood Zone 1, PTAL 2, Critical Drainage Area, Harrow and Wealdstone Opportunity Area.
<b>Description</b>	A detached three storey building offering loft style studio offices offering 23,756 sq ft and can be subdivided into suites from 3,000 sq ft upwards. Externally the building looks onto newly landscaped gardens and has allocated car parking.
<b>Constraints</b>	Site too small, low PTAL, inadequate car parking capacity, difficulties with changing the use of the existing building, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>



<b>Site 14</b>	<b>Mumbai Gardens, 220 Headstone Lane, Harrow, HA2 6LY</b>
<b>Site Area</b>	Approximately 1.2 ha
<b>Designations</b>	Flood Zone 1, PTAL 2.
<b>Description</b>	Formerly Broadfields Country Club, now a wedding and conference centre with in-house Indian Restaurant and sports bar.
<b>Constraints</b>	Site too small, low PTAL, no longer on the market.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 15</b>	<b>265 The Ridgeway, Harrow, HA2 7DA</b>
<b>Site Area</b>	1.5 ha
<b>Designations</b>	Flood Zone 1, PTAL 2, Green Belt, Critical Drainage Area, RAF Northolt Safeguarding Zone.
<b>Description</b>	Property comprising a 9,000 sq ft religious meeting hall (D1 use class) of brick construction with a steel frame beneath a pitched and tiled roof. The property features toilet facilities and onsite parking for over 250 vehicles.
<b>Constraints</b>	Green Belt, no longer on the market. An application (ref. P/1492/20) was submitted for residential development however, this was refused in December 2020 and dismissed at appeal in July 2022. The agent has advised the site is not on the market again and an amended redevelopment scheme is being prepared. Restrictive covenants.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 16</b>	<b>Lexus House, Rosslyn Crescent, Harrow, HA1 2RZ</b>
<b>Site Area</b>	0.5 ha
<b>Designations</b>	Flood Zone 1, PTAL 4, Industrial and Business Use Area, Harrow and Wealdstone Opportunity Area, Protected View Setting Corridor.
<b>Description</b>	Factory warehouse building located outside a town centre.
<b>Constraints</b>	Site too small, located in an industrial estate (not suitable and the Council is resistant to the loss of B uses on existing employment sites), access to site is through residential road.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 17</b>	<b>Abercorn, 78 Stanmore Hill Stanmore, HA7 3BU</b>
<b>Size (ha)</b>	Approximately 0.4ha
<b>Designations</b>	Flood Zone 1, PTAL 1a, Stanmore Hill Conservation Area, Listed Building.
<b>Description</b>	Operating as a restaurant (A3 use class) with small first floor banqueting / private dining room (c.100 people). Ground floor features existing restaurant, bar and kitchen facilities.
<b>Constraints</b>	Site too small, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

Site Search of locations outside of the Borough of Harrow by the Appellant

<b>Site 18</b>	<b>North Mymms Park, North Mymms. Hatfield, AL9 7TR (Welwyn Hatfield Borough Council)</b>
<b>Site Area</b>	Approximately 1.09 ha.
<b>Designations</b>	Flood Zone 1, Grade I Listed Elizabethan Mansion, Green Belt, Watling Chase Community Forest
<b>Description</b>	Existing building used as a conference centre (D2 use class). The building features 28 en suite bedrooms with dining facilities, several reception and dining rooms and 15 conference rooms. The site also includes a 5 bedroom detached house featuring a boardroom, a 2 bedroom lodge, parkland, woodland, walled garden, orchard, 2 tennis courts, 166 acres of farmland.
<b>Constraints</b>	Too far from former Premier Banqueting facility in Harrow, Grade I listed building, existing layout of rooms not suitable, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 19</b>	<b>Bickley Manor, Thornet Wood Rd Bromley, BR1 2LW (London Borough of Bromley)</b>
<b>Size (ha)</b>	2.4
<b>Designations</b>	Flood Zone 1, PTAL 1a, Green Belt.
<b>Description</b>	Edwardian mansion sited in 6 acres of landscaped gardens and grounds.
<b>Constraints</b>	Too far from former Premier Banqueting facility in Harrow and client base etc, adjacent to school and in close proximity to residential dwellings, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 20</b>	<b>Tudor Lodge Hotel, 50 Field End Road, Pinner, HA5 2QN (London Borough of Hillingdon)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1, PTAL 2, Grade II listed.

<b>Description</b>	Hotel site in suburban area featuring three buildings. The main building is Grade II listed and includes 15 hotel rooms, the annexe building provides 23 rooms while the family block provides 6 rooms. The main building includes a small restaurant, reception, bar, lounge, staff room, commercial kitchen and toilet facilities.
<b>Constraints</b>	Inadequate amount of internal area to facilitate the proposed operation and would not provide sufficient capacity, planning constraints imposed by Grade II listed building, Low PTAL. From website appears to be currently operating as a hotel and therefore appears to be no longer on the market. Was recently sold in July 2022.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 21</b>	<b>Langdon Hills, Lower Dunton Rd, Horndon on the Hill, Upminster, RM14 3TY (Thurrock Council)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1, Green Belt.
<b>Description</b>	Golf Country Club with 14 bedroom hotel, 11 cottages and 1 three-bedroom house. The large clubhouse building includes a restaurant and bar facilities and two function rooms; The Carleton Room (seats 30) and the Fairway Suite (seats 120).
<b>Constraints</b>	Too far from the former Premier Banqueting operation, client base, staff, suppliers etc, banqueting suite of an inadequate size and would not provide the same capacity as the existing operation. Site was purchased by Rischo Leisure, part of the Heronslea Group in September 2019 and has secured planning permission for a retirement scheme and wellness centre and is not on the market. The site has not yet been built out.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 22</b>	<b>South Park, 5 South Park Hill Road, South Croydon, CR2 7DY (London Borough of Croydon)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1, PTAL 3.
<b>Description</b>	Former hotel building with 41 en suite bedrooms, restaurant capable of seating 85 guests, bar facilities, banqueting suites capable of seating 100+ guests, breakfast room and car parking to the front and rear.
<b>Constraints</b>	Too far from the former Premier Banqueting operation, client base, staff, suppliers etc, surrounded by residential, no longer available on the market. Planning application submitted (ref: 20/05381/FUL) for alterations and rear extension to provide additional accommodation for existing hotel use. Application still pending.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 23</b>	<b>Ghyll Manor, High St, Rusper, Horsham, RH12 4PX (Horsham District Council)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1,
<b>Description</b>	Oak-beamed 17 <sup>th</sup> century country house with adjoining conservatory and restaurant as well as private grounds and landscaped gardens.
<b>Constraints</b>	Too far from the former Premier Banqueting operation, no longer available on the market. Site purchased by Pub Operator Breakspear in February 2022.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 24</b>	<b>The Pavillion, Blackmoor Lane, Croxley Business Park, Watford, WD18 8GA (Watford Borough Council)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1, Employment Area, Special Policy Area.
<b>Description</b>	Long and thin industrial building sited on a business park. The building features a large entrance lobby, large open internal spaces, toilet facilities and several small rooms previously used for administrative purposes.
<b>Constraints</b>	Difficulties with changing the use of the existing property. No longer available on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 25</b>	<b>St Michaels Manor, Fishpool Street, St Albans, AL3 4RY (St Albans City and District Council)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1.
<b>Description</b>	Grade II* listed 16 <sup>th</sup> century hotel featuring several recent additions. Building includes 30 en suite letting bedrooms, a restaurant capable of seating 140 guests, licensed wedding facilities, lounge, bar, two meeting rooms, four and a half acres of private gardens incorporating a one acre lake and summer house.
<b>Constraints</b>	Banqueting suite was of an inadequate size and would not provide sufficient capacity (140 guests maximum). No longer available on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 26</b>	<b>British Legion Site, Station Rd, West Drayton, UB7 7NQ (London Borough of Hillingdon)</b>
<b>Size (ha)</b>	0.09
<b>Designations</b>	Flood Zone 1, PTAL 3, site allocation for residential development.
<b>Description</b>	Former social club with permission to operate a D1 use. The property includes bars, meeting rooms, offices and a basement previously used as a games room.
<b>Constraints</b>	Site too small, too far from former Premier Banqueting operation, inadequate car parking capacity, no longer on the market. Site has been built out after obtaining planning permission for 13 terraced dwelling houses.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 27</b>	<b>Fulmer Hall, Windmill Road ,Fulmer ,Slough, SL3 6HD (South Bucks District Council)</b>
<b>Size (ha)</b>	8.5
<b>Designations</b>	Green Belt, Flood Zone 1, Biodiversity Opportunity Area.
<b>Description</b>	21 acre green-belt site featuring 19 <sup>th</sup> century mansion, coach house, entrance lodge and several other various buildings amounting to more than 30,000 sq ft.
<b>Constraints</b>	Too far from former Premier Banqueting operation, Green Belt, no longer on the market. Current planning application (ref: PL/21/0177/FA) to change the use to residential to provide a single dwelling house. Application pending.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 28</b>	<b>The Old Lamp Works, 25 High Path, &amp; 17 Rodney Place, Wimbledon , SW19 2JL (London Borough of Merton)</b>
<b>Size (ha)</b>	0.22
<b>Designations</b>	High Path Development Masterplan and identified as an area of regeneration and residential redevelopment, Archaeological Priority Zone
<b>Description</b>	12,000 sq ft of various existing buildings on site. Surrounding area residential
<b>Constraints</b>	Too far from former Premier Banqueting operation, client base, staff, suppliers etc, Allocated for residential use.
<b>Summary</b>	<b>Not suitable.</b>

<b>Site 29</b>	<b>Mercure, The Noke Hotel, Watford Rd, St Albans, AL2 3DS (St Albans City and District Council)</b>
<b>Size (ha)</b>	N/A

<b>Designations</b>	Flood Zone 1, partly in the Green Belt.
<b>Description</b>	Grade II former hotel building featuring 110 bedrooms, conference suits, function rooms, leisure club and spa facility.
<b>Constraints</b>	Site is located within the Green Belt and is too far from former operation, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>



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