FOR SALE – Residential Conversion / Development Opportunity

Ample House, 44-46 Uxbridge Road, Hampton TW12 3AD

GRAHAM SIBBALD

PRIOR APPROVAL FOR THREE RESIDENTIAL UNITS

Offers in excess of £800,000



- Freehold sale, with upper floor flats on long leases.
- Prior approval for 3 x two-bedroom flats.
- Proposed residential area of approx. 2,130 sq ft (197 sq m).
- Six parking spaces and a garden to the rear.
- Ground floor office of approx. 2,379 sq ft (221 sq m) GIA.
- Potential for a two-bedroom house to the rear, subject to planning.

CONNECTIVITY

Uxbridge Road, Hampton TW12 3AD

Waterloo

Direct services from Fulwell and Hampton stations

A312

Frontage to Uxbridge Road

5.5 miles

London Heathrow Airport (approx.)

Bushy Park

Royal Park and Hampton Common close by

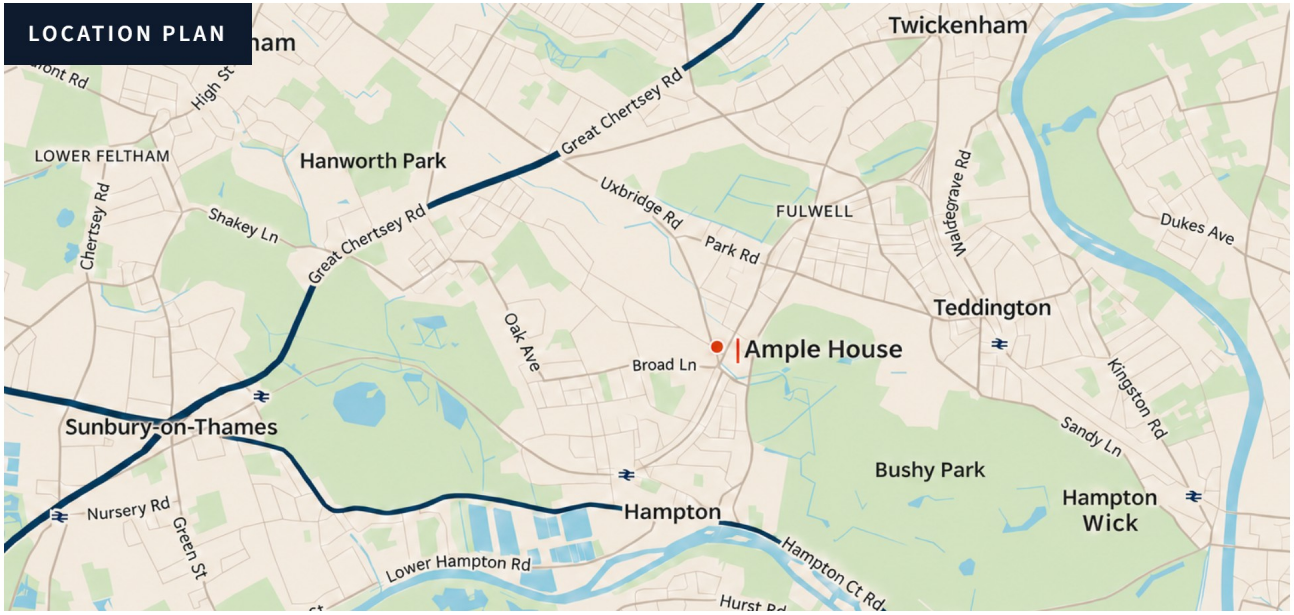
High Street

Hampton Hill shops, cafés and restaurants

Schools

Hampton School and Lady Eleanor Holles nearby

LOCATION PLAN



LOCATION

Ample House is located on Uxbridge Road (A312) in Hampton, within the London Borough of Richmond upon Thames, between Hampton Hill and Hampton village. Hampton Hill High Street, Bushy Park and Hampton Common are all close by.

Fulwell and Hampton stations are within walking distance, with direct services to London Waterloo, while the A312 provides a direct route north towards the A316 and Heathrow. The area is well regarded for its schools, including Hampton School and Lady Eleanor Holles.

DESCRIPTION

Ample House is a three-storey building of brick construction beneath a pitched mansard roof with dormer windows. The first and second floors comprise residential flats held on long leases, and the freehold of the whole building is included in the sale.

The ground floor is currently arranged as office accommodation, with a central entrance lobby leading to two open-plan offices separated by a kitchenette, together with WCs and a store room. Externally, the property benefits from six parking spaces and a rear garden, which offers potential for a two-bedroom house, subject to planning.

Prior approval has been granted for conversion to three two-bedroom flats, each with a family bathroom and en-suite.



Ground Floor Office



Open-Plan Office

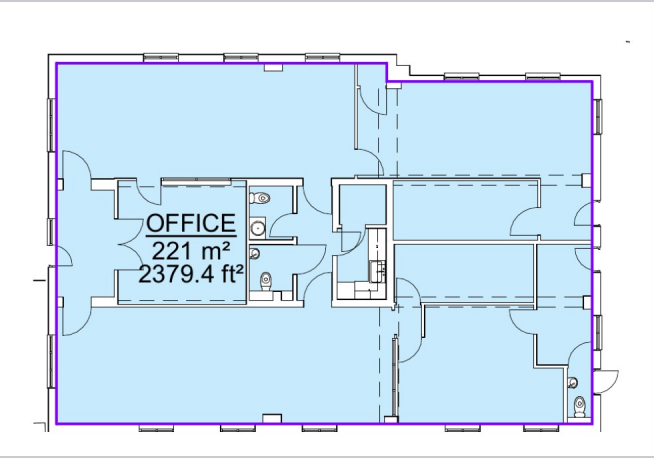


Rear Garden – Potential Two-Bed House (STP)

ACCOMMODATION

The existing ground floor provides the following approximate gross internal area:

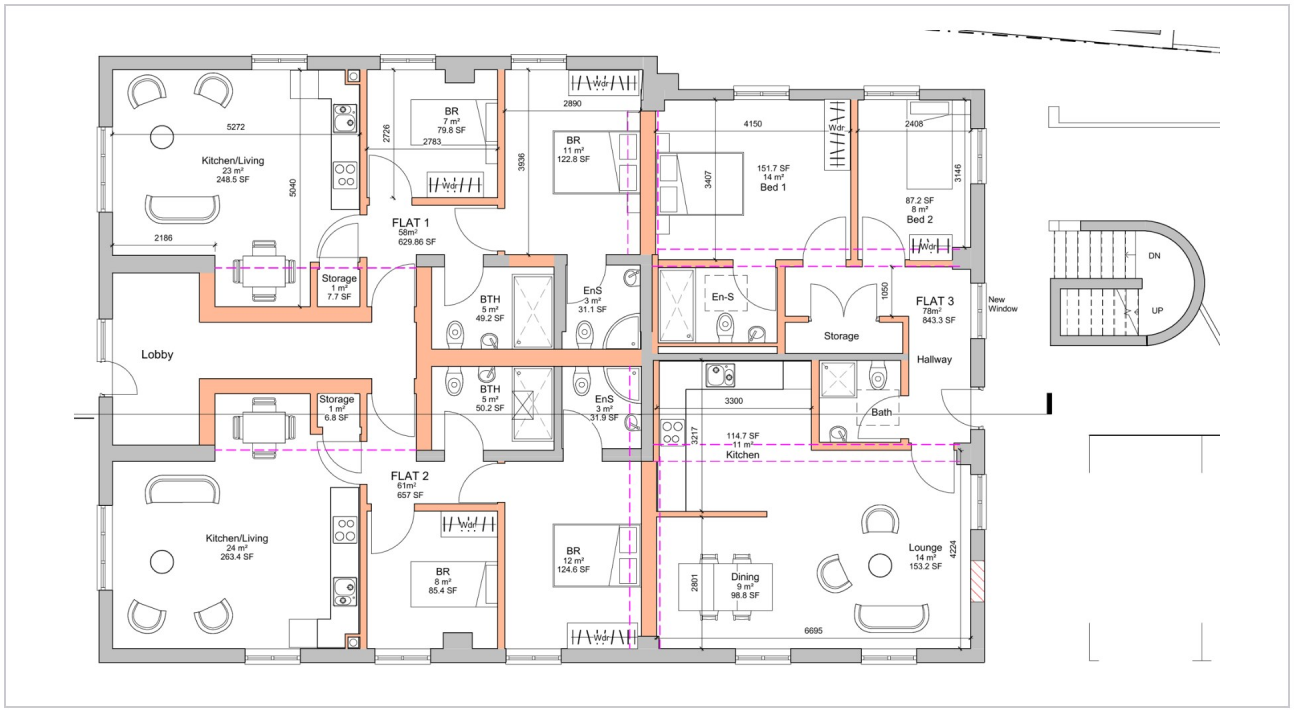
FLOOR / USE	SQ M	SQ FT
Ground Floor Office	221	2,379
Total	**221**	**2,379**



Existing Ground Floor – for identification purposes only. Not to scale.

Areas are taken from the architect's drawings and are provided as a guide only. Interested parties should satisfy themselves as to their accuracy.

PROPOSED SCHEME – GROUND FLOOR



Proposed ground floor general arrangement. For indicative purposes only. Not to scale.

FLAT 1

630 sq ft

58 sq m · 2 bed · 2 bath
Open-plan kitchen / living

FLAT 2

657 sq ft

61 sq m · 2 bed · 2 bath
Open-plan kitchen / living

FLAT 3

843 sq ft

78 sq m · 2 bed · 2 bath
Separate kitchen & lounge

PLANNING

Prior approval has been granted by the London Borough of Richmond upon Thames under Class MA of the General Permitted Development Order for the change of use of the ground floor from Class E (office) to Class C3 (residential).

The scheme provides three two-bedroom flats, each with a family bathroom and en-suite. Under Class MA, development must be completed within three years of the prior approval date.

PROPOSED SCHEDULE

FLAT	TYPE	SQ M	SQ FT
Flat 1	2 bed / 2 bath	58	630
Flat 2	2 bed / 2 bath	61	657
Flat 3	2 bed / 2 bath	78	843
Total		**197**	**2,130**

Areas taken from the architect's general arrangement plan (FORM Design Group, WD13-010).

SALES EVIDENCE

£661 psf
Median achieved price, Hampton TW12 2

£425k–£460k
Modern 2 bed / 2 bath flats currently marketed

£370k–£485k
Completed flat sales, May–Aug 2026

COMPLETED SALES – HM LAND REGISTRY

Leander House, Thames Street Hampton · Leasehold	**£485,000** May 2026	**Cranmer Court, Cranmer Road** Hampton Hill · Leasehold	**£445,000** Jul 2026
64 Laurel Road Hampton Hill · Leasehold	**£417,000** Jun 2026	**Chelsea Close** Hampton Hill · Leasehold	**£370,000** Aug 2026

CURRENTLY MARKETED – TWO BEDROOM FLATS

£450,000
661 sq ft · £681 psf
Mount Mews, Hampton
Ground floor, 2 bath, gated, two parking spaces

£460,000
771 sq ft · £597 psf
Uxbridge Road, Hampton Hill
Ground floor conversion of a Victorian villa

£425,000
679 sq ft · £626 psf
Deerhurst Crescent, Hampton Hill
2 bath, gated development beside Bushy Park

Sources: HM Land Registry, Housemetric, Rightmove, Zoopla and PrimeLocation. Guide prices unless stated. Bedroom numbers are not recorded by HM Land Registry.

RESIDENTIAL MARKET

Hampton and Hampton Hill are popular with commuters, downsizers and families, supported by direct rail services to London Waterloo, Bushy Park and well-regarded local schools.

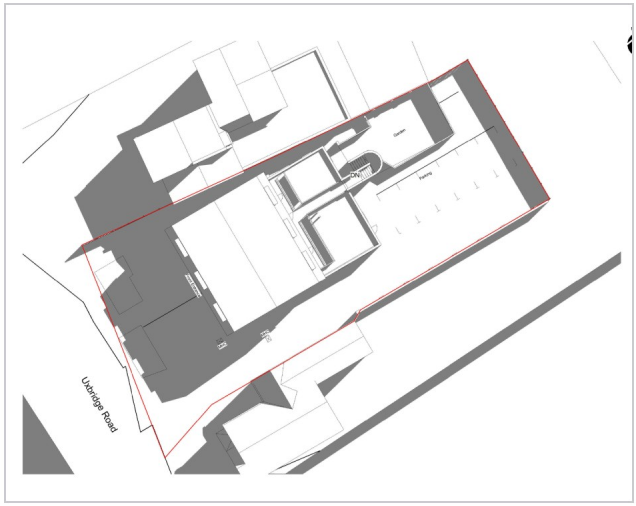
Achieved values average around £661 per sq ft, with modern two-bedroom, two-bathroom flats marketed at £425,000 to £460,000 and well-presented flats letting at up to £2,150 pcm.

LETTINGS EVIDENCE

Two bedroom flats · rent pcm

High Street, Hampton Hill 2 bed / 2 bath, gated development, parking	**£2,150** LET AGREED
High Street, Hampton Hill 2 bed, first floor, refurbished	**£1,585** LET AGREED
Uxbridge Road, Hampton Hill 2 bed, 699 sq ft	**£1,995** ASKING · SAME ROAD
Uxbridge Road, Hampton Hill 2 bed, ground floor, open-plan kitchen	**£1,850** ASKING · SAME ROAD

Let agreed rents and current asking rents on Uxbridge Road. Guidance only; purchasers should make their own enquiries.



Site plan – boundary in red, not to scale



Rear elevation

KEY TERMS

TENURE	Freehold
GUIDE PRICE	Offers in excess of **£800,000**
POSSESSION	Ground floor with vacant possession; upper floor flats sold subject to their long leases
PLANNING	Prior approval for conversion to three two-bedroom flats
VAT	To be confirmed

ANTI-MONEY LAUNDERING (AML) PROCESS

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VIEWING

Strictly by appointment through the sole agents, Graham + Sibbald. To arrange a viewing please contact:

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