david charles
property consultants

FOR SALE

Land To The Rear Of 121 - 255

Pinner Road, Harrow, HA1 4EX

1.86 acre freehold site situated between West Harrow & Harrow on The Hill

81,022 sq ft
(7,527.19 sq m)

- Existing residential consent granted for 37 units across 3 blocks.
- Suitable for a range of alternative uses such as B8 Open Storage or Container Storage STPP.
- Rare opportunity ideal for owner occupier, developer or investor.
- 24 minutes into Baker Street via Metropolitan Line at Harrow On The Hill.

Land To The Rear Of 121 - 255, Pinner Road, Harrow, HA1 4EX

Summary

Available Size	81,022 sq ft
Price	Offers in excess of £2,250,000
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The site comprises a vacant parcel of land measuring approximately 1.86 acres, situated between the rear of 121–255 Pinner Road (to the north) and the railway track (to the south). It is a former railway siding consisting of made-up ground that slopes down towards the north, with access to the railway to the west. The site benefits from access via Neptune Road and The Gardens off of Pinner Road opposite West Harrow Tesco.

Location

The site is located between West Harrow and Harrow on The Hill and can be accessed via The Garden or Neptune Road. West Harrow Underground Station is 0.2 miles from the site whilst Harrow on The Hill Underground Station 0.8 miles away. The Metropolitan Line provides access into Central London via Baker Street in 24 minutes. By car, the A40 Western Avenue is 4 miles away, M1 Motorway 7 Miles and M25 Motorway 10 miles.

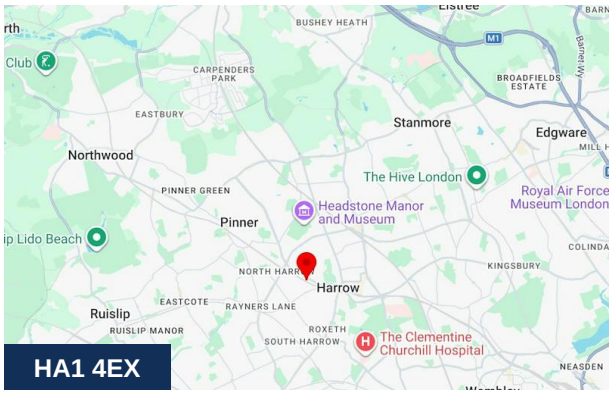
Planning

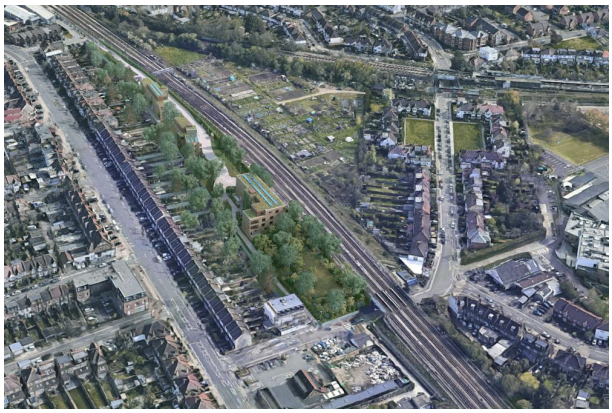
Planning permission was granted in January 2024 for the development of 37 residential units (22 x 1-bed, 14 x 2-bed, and 1 x 3-bed). Of these, six units are to be allocated as Affordable Housing, and three for Intermediate Rent.

Copies of the planning consent granted, S106 Agreement and accommodation schedule are available upon request.

Video

- Drone Video - https://vimeo.com/1168168786?share=copy&fl=sv&fe=ci



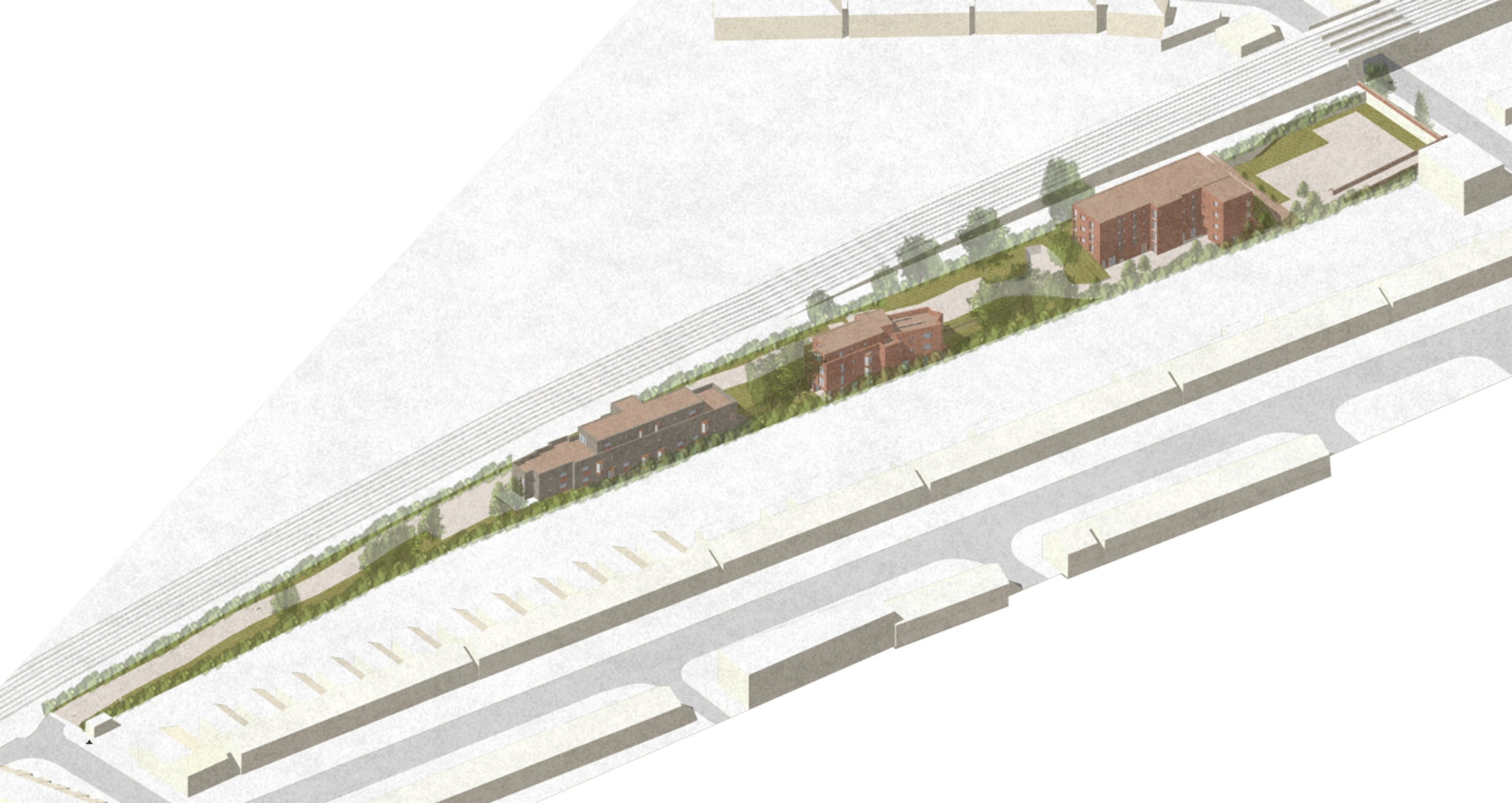


Viewing & Further Information

George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk

Tom O'Malley
020 8429 9005 | 07522 700 508
tom@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 12/10/2026



revisions

rev.	date	description
P08	18.8.23	Update outline to blocks 3 with new balconies to units 32 & 33
P07	11.8.23	Enlarge patio at west of block 3. Indicate oblique windows blocks 2&3
P06	23.5.23	Communal bin store to Block 3 moved west
P05	23.2.23	Thicken and change site boundary linetype. Add TfL restriction line to legend
P04	15.2.23	Revise extent of drawing
P03	3.2.23	Update retained trees. Small changes to blocks to latest detail block plans
P02	5.1.23	Revised to planning consultant's comments
P01	22.11.22	FOR COMMENT AND DEVELOPMENT

notes

1. THIS DRAWING SUPERSEDES PREVIOUSLY ISSUED DRAWING 3043/100
2. FOR FULL DETAILS OF LANDSCAPE PROPOSALS REFER TO LANDSCAPE ARCHITECT'S DRAWINGS

drawing status:

FOR PLANNING

3a hawkwell barn
hawkwell business centre
maidstone road,
pembury, kent
tn2 4ag

tel: 01892 824193

e-mail:
enquiries@burns-guthrie.co.uk

burnsguthrie and partners

job title:
Land Rear of 121-255 Pinner Road, Harrow - Revised Scheme
Residential Development for MML Developments

drawing title:
Site Plan - Proposed

scale: 1:500 @ A1

drawn by: MH

date: 22.11.22

drawing number: 3043/201

rev.: P08