

34 Creswick Road

ACTON, LONDON W3 9HF

WATLING
REAL ESTATE



For Sale

Part Built Development Opportunity

ON BEHALF OF LPA RECEIVERS



Investment Highlights

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- + Freehold part-constructed residential development opportunity
- + Planning permission implemented for 8 residential apartments (Ref 230641FUL)
- + The approved scheme extends to approximately 611 sq m (6,577 sq ft) GIA
- + Accommodation is set to comprise 6 x two-bedroom apartments and 2 x one-bedroom apartments
- + Existing dwelling demolished and reinforced concrete basement structure completed
- + Significant development expenditure incurred
- + Community Infrastructure Levy (CIL) paid in full
- + Prime West London location
- + Excellent connectivity via the Elizabeth Line and Central Line
- + Opportunity to purchase and complete a consented residential development in an established residential market

SEEKING OFFERS IN THE ORDER OF £2,000,000



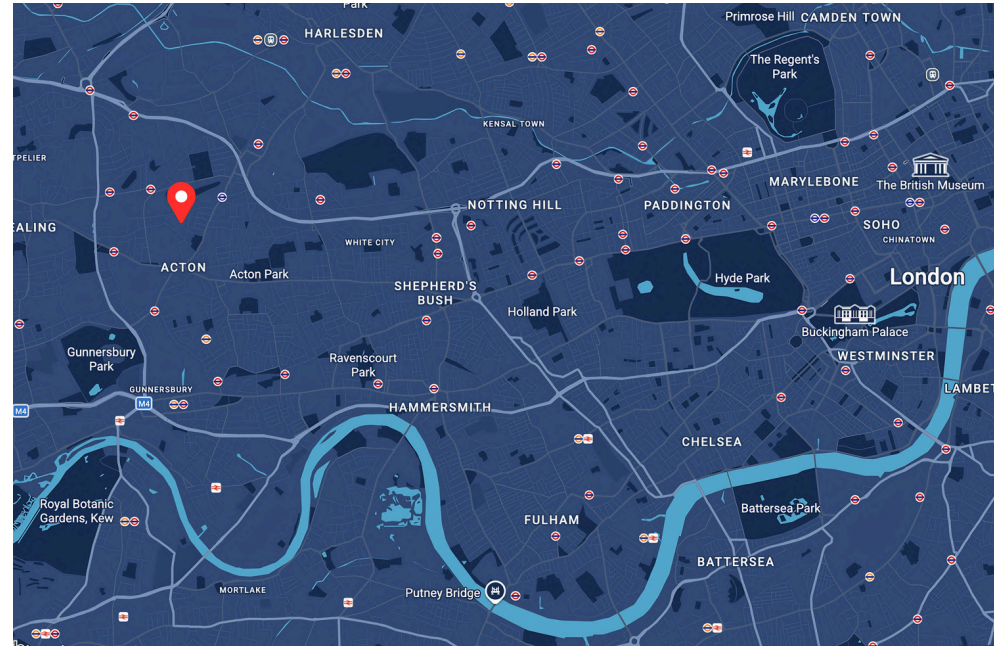
Location

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The property occupies a prominent position on Creswick Road, a highly regarded residential address within Acton in the London Borough of Ealing.

Acton has benefited significantly from the arrival of the Elizabeth Line, strengthening connectivity to Central London and Heathrow Airport whilst continuing to attract strong owner-occupier and rental demand. The surrounding area comprises an established residential neighbourhood characterised by attractive family housing, local amenities and excellent transport connections.

Acton Main Line Station (Elizabeth Line) lies approximately 724 metres to the north-east, whilst Acton Central Station is approximately 968 metres to the south-east. Local amenities include Sainsbury's Local, Morrisons, SPAR and a range of independent retailers and services.



Connectivity

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The property is conveniently located within 0.5 miles of Acton Main Line station, providing direct Elizabeth Line services to Central London, Canary Wharf and Heathrow Airport. North Acton Underground station is also nearby, offering access to the Central Line.

The A40 (Western Avenue) lies approximately 1 mile to the north, providing direct access to Central London and the M40 motorway. The North Circular Road (A406) is approximately 2 miles to the east, connecting to the wider motorway network.



Rail



From Acton Main Line (Elizabeth Line)

**Paddington
(Elizabeth Line)**

9 mins

**Bond
Street**

12 mins

**Liverpool
Street**

24 mins

**Heathrow
Airport**

127 mins

Car

M40 /A40

10 mins

M4

15 mins

M25

25 mins

**Heathrow
Airport**

30 mins

Description

The property comprises a freehold part-constructed residential development opportunity extending to approximately 0.061 hectares (0.15 acres).

Planning permission has been implemented for the demolition of the former dwelling and construction of a detached residential building comprising eight self-contained apartments arranged over basement, ground, first and loft levels.

Substantial works have already been undertaken, including demolition of the former dwelling, excavation works, piling and construction of the reinforced concrete basement structure.

The opportunity presents the ability to acquire a consented residential scheme with significant development progress already achieved.



Planning

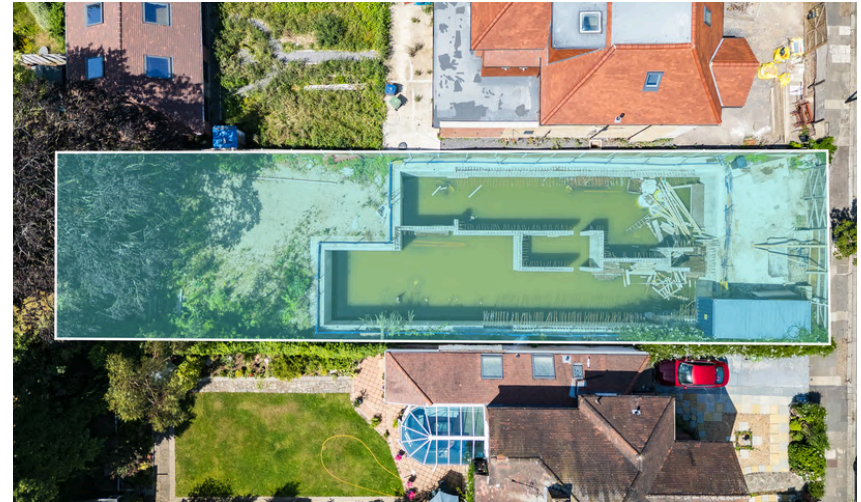
Planning permission was granted by the London Borough of Ealing under application reference 230641FUL for:

"Construction of a two storey building with basement level and habitable loft space to accommodate 8 self-contained flats (Use Class C3) together with associated cycle parking, waste and recycling facilities and landscaping following demolition of the existing dwelling."

The planning permission has been implemented and substantial construction works have already commenced.

Building Control sign off was with Assent Building Compliance who unfortunately entered into compulsory liquidation in late 2025. The previous developer has engaged with Prime Construction Consultants with a view to them taking on the building control inspector role going forward.

Community Infrastructure Levy (CIL) have already been paid in full and Party Wall Awards have already been completed.



Accommodation Schedule

The approved scheme provides a total Gross Internal Area of approximately 611 sq m (6,577 sq ft) arranged over basement, ground, first and loft levels. The development comprises 8 self-contained apartments, including 6 two-bedroom apartments and 2 one-bedroom apartments.

The six two-bedroom apartments range in size from approximately 66 sq m (710 sq ft) to 85 sq m (915 sq ft), providing well-proportioned accommodation suited to both owner-occupiers and the private rental market. The two one-bedroom apartments are located within the loft level and extend to approximately 42 sq m (452 sq ft) and 43 sq m (463 sq ft) respectively.

The consented scheme has been designed to deliver a high-quality residential development within an attractive detached building, incorporating associated cycle storage, refuse facilities and landscaped external areas. The apartment mix is considered well suited to the strong residential demand evident throughout Acton and the wider West London market.

Unit	Type	Approximate Area
Flat 1	2 Bedroom	85 sq m (915 sq ft)
Flat 2	2 Bedroom	82 sq m (883 sq ft)
Flat 3	2 Bedroom	77 sq m (829 sq ft)
Flat 4	2 Bedroom	66 sq m (710 sq ft)
Flat 5	2 Bedroom	70 sq m (753 sq ft)
Flat 6	2 Bedroom	73 sq m (786 sq ft)
Flat 7	1 Bedroom	42 sq m (452 sq ft)
Flat 8	1 Bedroom	43 sq m (463 sq ft)
Total GIA		611 sq m (6,577 sq ft)



Development Status

Works completed include:

- + Demolition of the former dwelling
- + Site clearance
- + Basement excavation
- + Piling and foundation works
- + Reinforced concrete basement structure
- + Basement slab construction
- + Internal basement walls

The latest project monitoring information confirms substantial development expenditure has been incurred and that the scheme has progressed materially beyond the initial enabling works stage. Copies of the Monitoring Surveyors report can be found within the data room.



Further Information

TENURE

Freehold under Title Number NGL261961.

SALE BY RECEIVERS

The property is offered for sale on behalf of the Joint LPA Receivers of Creck 3 Ltd ("the Receivers"). The Receivers offer no title / warranties associated with this property or transaction. The Receivers act without personal liability.

VAT

As far as we are aware, the property has not been opted to tax for VAT purposes. Accordingly, we do not expect VAT to be payable on the sale of the property.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

VIEWINGS

Viewings to be arranged by appointment only.

DATA ROOM

A dedicated data room containing planning documentation, technical reports, legal information, monitoring surveyor reports and construction information can be found via the link below

[34 Creswick Road, Acton Data Room](#)

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers/funders/lessee.

PROPOSAL

Offers around £2,000,000 are invited for the freehold interest.

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June 2026
Subject to Contract
Property Reference: 223163

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