



Oakwood Estates are delighted to present to the market this substantial plot extending to approximately 1.79 acres, ideally situated directly opposite Brunel University. Offering a rare opportunity to acquire a sizeable parcel of land in a prominent and well-connected location, this unique offering comprises two properties, Martyn Lodge and Kingston House, together with an area of woodland.

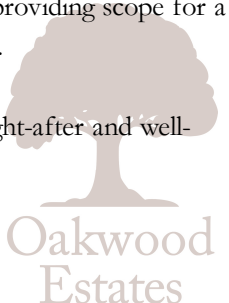
The site presents an exciting opportunity for prospective purchasers seeking a substantial property and landholding with considerable potential. Its close proximity to Brunel University, combined with its prominent position and excellent transport connections, makes it an appealing prospect for a variety of buyers, investors and developers, subject to obtaining any necessary planning permissions and consents.

The property benefits from excellent transport links, with bus stops conveniently located directly outside the site, providing easy access to the surrounding areas. Uxbridge Underground Station is also within a short walking distance, offering convenient connections into Central London and beyond. The location is further enhanced by its proximity to local amenities and the wider facilities available in Uxbridge, making it an attractive and accessible setting.

The combination of two properties and woodland creates a distinctive offering, with the overall 1.79-acre site providing scope for a range of potential uses, subject to the relevant planning permissions and statutory consents.

Offered to the market with no onward chain, this is a rare opportunity to acquire a substantial site in a sought-after and well-connected location, directly opposite Brunel University.

For further information or to arrange a viewing, please contact Oakwood Estates.



Property Information

- FREEHOLD PROPERTY
- SUBSTANTIAL 1.79-ACRE PLOT
- INCLUDES WOODLAND
- BUS STOPS DIRECTLY OUTSIDE
- NO ONWARD CHAIN

- COUNCIL TAX BAND: F ANNUAL PRICE: £2,955 (PER PROPERTY)
- SITUATED OPPOSITE BRUNEL UNIVERSITY
- EXCELLENT TRANSPORT LINKS
- UXBRIDGE UNDERGROUND STATION WITHIN WALKING DISTANCE
- HUGE POTENTIAL



x3

Bedrooms



x5

Reception Rooms



x2

Bathrooms



x10

Parking Spaces



Y

Garden



N

Garage

Tenure

Freehold

Council Tax Band

F Annual Price: £2,955 (per property)

Plot/Land Area

1.79 Acres
The plot currently consists of three separate plots, Martyn Lodge, Kingston House, and The Woodland.

Location

Situated directly opposite Brunel University London, the property occupies a well-connected and established location in Uxbridge, West London. The university attracts a diverse student population and academic community, contributing to the area's vibrant atmosphere and strong local amenities.

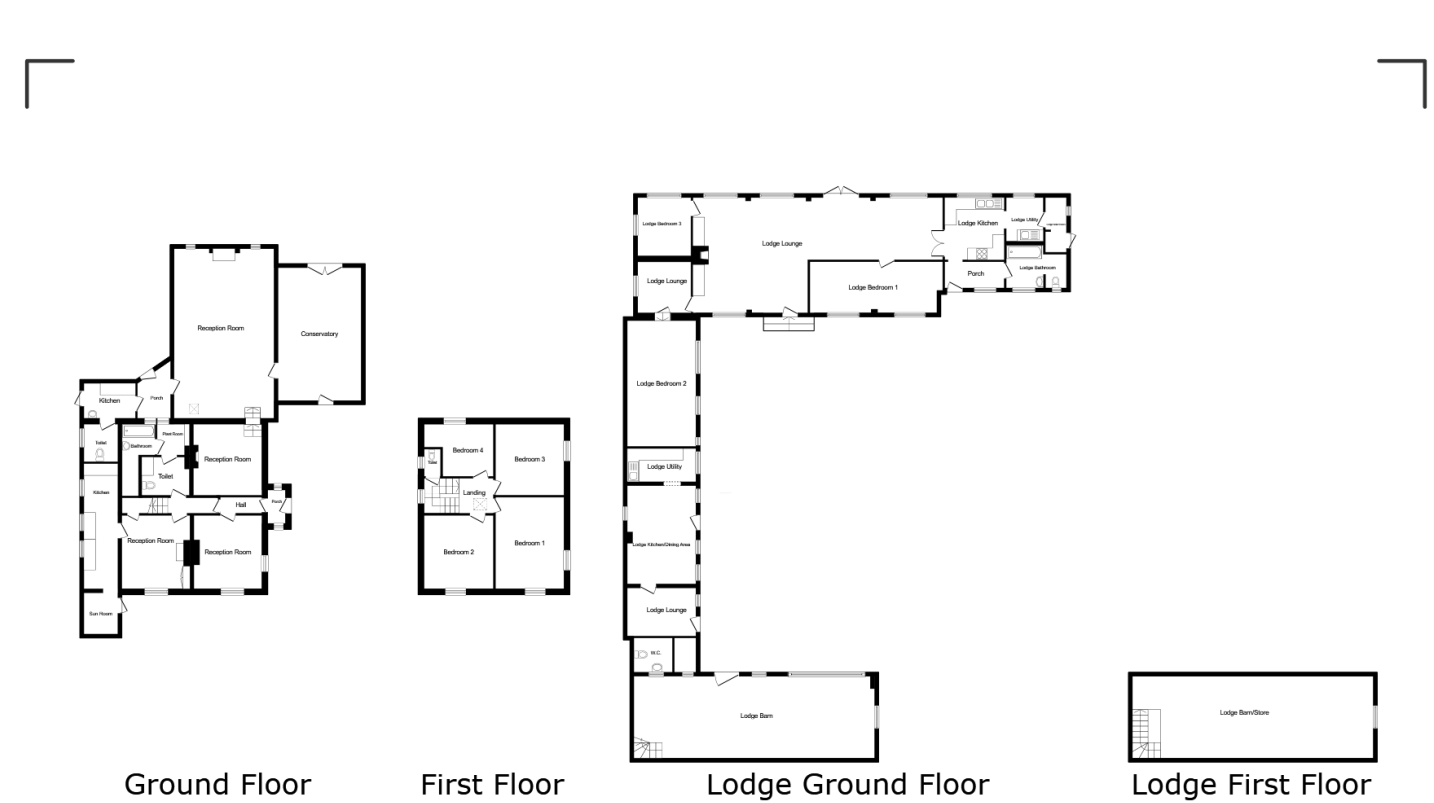
Uxbridge town centre is nearby, offering an extensive range of shops, restaurants, cafés, leisure facilities and everyday amenities. The area benefits from excellent transport connections, with bus stops conveniently located directly outside the property and Uxbridge Underground Station within walking distance, providing access to Central London via the Metropolitan and Piccadilly lines.

The surrounding area also benefits from road connections to the wider West London region and beyond, making it a convenient location for commuters, students and professionals alike. Combining proximity to a major university, accessible transport links and a wide range of local amenities, the area offers an appealing setting for residents, investors and prospective purchasers.

Council Tax

Band F

Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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