

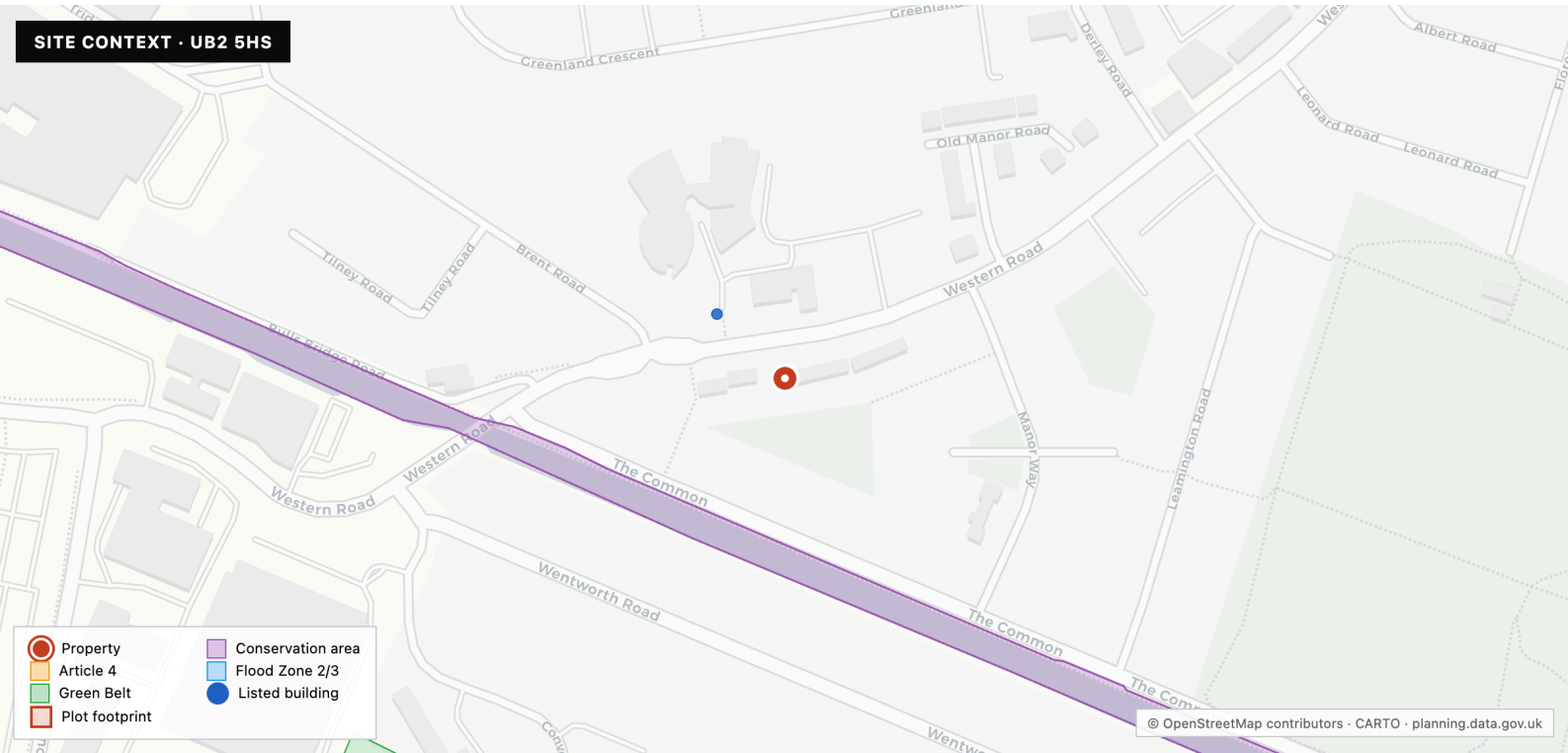
Pre-purchase planning assessment

# Site Planning Report



An assessment of the planning potential, risk and indicative numbers for a small development plot offered at auction.

<b>Property</b>	Land to the Rear of 225 Western Road, Southall, Middlesex, UB2 5HS
<b>Auction lot</b>	Auction House London, Lot 45, 18 to 19 March 2026. Guide £120,000. Sold £162,000.
<b>Local planning authority</b>	London Borough of Ealing
<b>Prepared by</b>	Mayfair Studio
<b>Reviewed and approved by</b>	Jonathan Blewitt, Principal
<b>Document reference</b>	SPR-2026-0004-V3 (sample)



500m site context. Constraint polygons drawn from [planning.data.gov.uk](http://planning.data.gov.uk). Plot footprint from OpenStreetMap where available.

<b>VERDICT</b> <b>STRONG</b>	<b>TOTAL ALL-IN OUTLAY</b> <b>£396k to £469k</b>	<b>BIGGEST GAP</b> <b>Conditions unread</b>
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# Bottom line

## DEVELOPMENT PROSPECT

# Strong

**Confidence in existence:** Moderate. Corroborated by five independent commercial listings carrying identical proposal wording and the same 20 January 2026 decision date.

**Confidence in conditions:** None. The Ealing planning portal was inaccessible during preparation; the decision notice, conditions, officer's report and approved drawings were not read.

The existence of a planning consent reference **250873FUL** is corroborated by five independent commercial listings (Auction House London, Rightmove, OnTheMarket, Zoopla, Property With Potential), each reproducing identical proposal wording and a 20 January 2026 decision date. We have not read the decision notice, the conditions, the officer's report or the approved drawings, and cannot verify the consent's terms, conditions or any associated s.106 obligation. On the central case assumptions, the residual land value before profit comfortably exceeds the hammer; on the conservative case assumptions, the margin is materially compressed.

Poor	Constrained	Moderate	Strong
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## ACTION PANEL

### Before you commit further capital

RISK	STATUS	ACTION	COST	WHEN
<b>Conditions unread</b>	RED	Email <a href="mailto:planning@ealing.gov.uk">planning@ealing.gov.uk</a> for decision notice 250873FUL, officer's report and approved drawings.	Free	2 to 5 working days
<b>CIL position unconfirmed</b>	AMBER	Email <a href="mailto:cil@ealing.gov.uk">cil@ealing.gov.uk</a> ; request Borough CIL applicability for a 20 Jan 2026 grant and MCIL2 calculation.	Free	10 to 15 working days
<b>Title and access strip unverified</b>	AMBER	Order HMLR Office Copy entries and title plan for the rear plot and the Manor Way access.	£7	Same day
<b>Ground conditions unknown</b>	AMBER	Commission ground investigation (Geotechnical Engineering Ltd, Soil Engineering or similar).	£3,000 to £6,000	4 to 6 weeks
<b>Host building structural relationship</b>	AMBER	Structural engineer walk-round of 225 Western Road host wall and party-wall position.	£1,500 to £3,000	1 to 2 weeks
<b>Flood risk band not retrieved</b>	AMBER	EA long-term flood risk service for exact address (precise band, surface water, reservoir risk).	Free	Same day

PLAIN ENGLISH

Six terms used in this report

**CIL**

A tax councils charge on net new floor area. Two layers in London: Borough CIL and Mayor of London CIL.

**GDV**

Gross development value, what the finished house sells for.

**Pre-commencement condition**

A planning condition you must discharge in writing before any works start on site.

**MCIL2**

Mayoral Community Infrastructure Levy 2, the GLA tax on net new floor area in London, indexed yearly.

**Residual land value**

What the land is worth given the GDV, the build cost, fees and developer profit.

**Material start**

A recognisable physical start to works (typically excavation and setting out) that stops the planning permission clock.

**Biggest risk - the basement, not the planning**

The decision notice and conditions for 250873FUL were not retrievable from the public Ealing portal at the time of preparation (the application page returned "no longer available for viewing"). The existence of the consent is corroborated by five independent listings; the **content of the conditions is not**. A basement-included consent on a 120 sq m infill plot will almost certainly carry pre-commencement conditions for a basement construction method statement and a structural impact assessment, on top of standard conditions for materials, drainage, refuse, cycle parking, landscaping and CIL. Until the signed decision notice is in hand, the buyer cannot price the time and cost of discharging those conditions, and the basement is where the cost overrun risk sits.

<b>Site</b>	Vacant freehold plot of approximately 120 sq m (1,292 sq ft), in the rear garden of 225 Western Road with access fronting Manor Way. Southall Green ward, London Borough of Ealing.
<b>Granted consent (subject to verification of the signed decision notice)</b>	Ealing ref <b>250873FUL</b> , decision 20 January 2026. Two-bedroom detached dwelling, single storey building with excavation of a basement; associated amenity space, cycle and refuse storage. Conditions not seen.
<b>Hammer</b>	£162,000 (sold). Against a £120,000+ guide. 35% over guide.
<b>Planning route</b>	Already cleared. Buyer's job is condition discharge, building regulations approval, and build.

**Designations affecting the site** None identified at the point. Not in a conservation area, not subject to Article 4, not listed, not Green Belt, no TPO returned at the point.

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**Flood risk** Outside the planning.data.gov.uk flood risk zone for the point. EA flood warning area for the River Crane at Southall covers parts of the wider postcode; confirm the precise long-term flood risk service result before basement detailed design.

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## 1. The opportunity

The plot is a small rectangular piece of land carved out of the rear garden of 225 Western Road in central Southall, a *backland infill* (a small new dwelling on land behind existing houses). What makes it work is two frontages: it sits behind 225 Western Road but its development frontage is on Manor Way, so the new house will read as its own house on its own street rather than as a garden building in someone else's back garden. That is the single feature that turned this into a grantable application.

The consent permits a **single storey building above ground with a basement below it**. Above ground the building is low and bungalow-like, protecting daylight, outlook and privacy for the neighbours, consistent with the Manor Way street scene. The accommodation is made viable by digging down: a two-bedroom layout on a 120 sq m footprint typically needs 75 to 95 sq m of gross internal area to meet the London nationally described space standards.

Three things matter from here:

- **The conditions on the decision notice.** A basement-included consent will almost certainly carry pre-commencement conditions (construction method statement, structural and ground conditions report, construction logistics plan, materials, landscaping). Until discharged, the consent cannot be implemented.
- **The Community Infrastructure Levy.** Quantified at section 2. Ealing's new Borough CIL took effect on 1 March 2026; 250873FUL was granted on 20 January 2026 and on its face falls outside the Borough CIL net. MCIL2 applies regardless. Confirm in writing.
- **Time limit for implementation.** A full planning permission carries a default three-year time limit by section 91 of the Town and Country Planning Act 1990. On a 20 January 2026 grant, the longstop is **20 January 2029**. To stop the clock, the buyer needs to make a *material start* before that date.

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## 2. Indicative figures

The figures below are indicative ranges drawn from public sold-price data, BCIS-aligned cost bands for outer London newbuild with a basement, and the auction outcome. They are **not a valuation, not a viability appraisal, and not a quantity surveyor's estimate.**

They test whether the £162,000 hammer makes sense as a piece of land at this point in the cycle, before the buyer commits to the build.

### End value (GDV) anchor

There is **no clean run of address-level comparables** for two-bedroom detached newbuilds in UB1 or UB2 in the past 18 to 24 months. HM Land Registry PPD shows a small number of detached newbuild registrations but the closest matches are larger product or smaller flats. We anchor the GDV range on the closest evidence, and are explicit about the gap.

Comparable	Price	Date	Relevance
<b>90 Greenland Crescent UB2 5ER</b> Detached, newbuild. HMLR PPD.	£630,000	02 Feb 2026	Same postcode district. Likely larger GIA (three- or four-bedroom). Sets an upper anchor, but on a larger product.
<b>47 Osterley Views UB2 4AF</b> Detached, newbuild. HMLR PPD.	£405,000	30 Oct 2024	Same district. Small townhouse within a coordinated new development, not a standalone two-bedroom infill.
<b>54 Osterley Views UB2 4AF</b> Detached, newbuild. HMLR PPD.	£395,000	10 Feb 2025	Two comparable points in the same district reinforce that small detached newbuilds in UB2 can clear in the £395k to £405k band.

**Documented limitation.** Osterley Views sits within a coordinated new development with shared estate infrastructure, which can lift or depress unit price relative to a single-plot infill. Greenland Crescent is detached newbuild but a larger product. No public Land Registry record we could find of a two-bedroom detached newbuild on a standalone infill plot in UB1 or UB2 in the past 18 to 24 months. We set the indicative GDV range at a floor of **£420,000** and a ceiling of **£500,000**, anchored on Osterley Views at the lower end and capped below Greenland Crescent. A Red Book valuation may differ.

### Build cost (including services and connections)

Indicative all-in build cost for the basement scheme is **£180,000 to £230,000**, at roughly £2,400 to £3,200 per sq m for outer London newbuild with full basement excavation, retaining walls, BS 8102 grade 3 waterproofing, drainage, mechanical ventilation and

finishes. Includes contingency and prelims. Excludes VAT (newbuild residential is zero-rated), excludes professional fees and external works.

**Services and utilities (on top of build cost).** Mains connections (water, gas, electricity, foul drainage) on backland plots commonly require new mains runs not just laterals; budget **£15,000 to £30,000** for service connections on top of build cost, depending on distance to the public main. This is a routine cost on rear-garden plots and is often overlooked at the bid stage.

## CIL: headline first

### INDICATIVE CIL LIABILITY

**£5,400 to £6,750**

Worst case **£16,700 to £20,250** if Ealing's new Borough schedule is engaged on this 20 January 2026 grant. Confirm in writing via the action panel above.

The Community Infrastructure Levy splits into two layers: the Mayoral CIL 2 (MCIL2), which applies London-wide, and the Ealing Borough CIL, which is a separate local charge. Ealing's Borough CIL charging schedule was adopted by full council on 16 December 2025 and took effect on **1 March 2026**; on Ealing's own implementation note, the Borough CIL applies to permissions granted on or after that date. **250873FUL was granted on 20 January 2026**, which is before the Borough CIL came into force, so on its face the Borough CIL is not engaged. The Mayoral CIL applies regardless of the Borough position.

Charge	Rate (2024-26 indexed)	Net additional residential floorspace (indicative)	Indicative CIL
<b>Mayoral CIL (MCIL2)</b> Ealing is in MCIL2 Band 2. 2024 rate £69.27/sq m, indexed annually. Use £72 to £75/sq m as an indicative 2026 figure.	£72 to £75/sq m	75 to 90 sq m (basement habitable rooms count)	£5,400 to £6,750
<b>Ealing Borough CIL</b> Adopted 16 Dec 2025, in force from 1 March 2026. Southall is outside the Central Ealing zone; "rest of borough" rate £150/sq m for residential <i>if the consent were caught</i> . The 20 January 2026 decision date is before the schedule came into force.	£150/sq m (if engaged)	75 to 90 sq m (if engaged)	£0 (likely not engaged) or £11,250 to £13,500 (if engaged)

## Residual land value

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### **End value (GDV) of the completed two-bedroom newbuild** **£420,000 to £500,000**

Two-bedroom newbuild dwelling on its own plot fronting Manor Way. Floor £420k anchored on Osterley Views; ceiling £500k below Greenland Crescent. Red Book valuation may differ.

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### **All-in build cost, basement scheme** **£180,000 to £230,000**

80 to 95 sq m GIA split ground floor and basement at £2,400 to £3,200 per sq m. Includes contingency and prelims. Excludes VAT, fees, external works.

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### **Services and utility connections** **£15,000 to £30,000**

Backland plots commonly need new mains runs not just laterals. Budget for distance to the public main.

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### **Professional fees, building regulations and finance** **£40,000 to £58,000**

Architectural and structural fees, condition discharge, party wall, building control, warranty, legals and finance interest over a 12 to 15 month build window. Excludes CIL.

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### **CIL (MCIL2 only; Borough CIL likely not engaged)** **£5,400 to £6,750**

Worst-case figure noted above; budget the headroom in the contingency.

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### **Indicative residual land value, before profit** **£96,000 to £259,000**

GDV minus build, services, fees and CIL. What the land could sustain before the developer takes any margin.

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### **Indicative residual land value, after 17.5% profit on GDV** **£23,000 to £172,000**

Same calculation with a 17.5% profit on GDV taken first. See sensitivity below.

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### **Auction hammer paid** **£162,000**

Excludes the buyer's administration charge, legal fees, SDLT and any contribution to the seller's costs in the special conditions.

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## **Profit margin sensitivity**

17.5% profit on GDV is the RICS GN 94/2012 small-infill benchmark. Substitute your hurdle rate; the sensitivity table below shows the swing at central case (£460,000 GDV, £205,000 build, £22,000 services, £49,000 fees, £6,000 MCIL2).

Profit on GDV	Profit taken	Residual land value (central case)
15%	£69,000	£109,000
17.5%	£80,500	£97,500
20%	£92,000	£86,000

### Bid sensitivity grid

The 3 by 3 grid sets out implied residual land value (after 17.5% profit on GDV) at three GDV scenarios and three build cost scenarios. Fees and finance held constant at £49,000, services at £22,000, MCIL2 at £6,000. If Borough CIL is engaged, deduct a further £12,000 from every cell. A decision tool, not a valuation or bid recommendation.

	Build cost		
	Low £180,000	Mid £205,000	High £230,000
GDV high £500,000	£156,000	£131,000	£106,000
GDV mid £460,000	£123,000	£98,000	£73,000
GDV low £420,000	£89,000	£64,000	£39,000

**What this means.** The £162,000 hammer sits inside the upper-left quadrant of the grid (mid or high GDV against low or mid build cost) and slips below the residual land value floor in the bottom-right quadrant (low GDV combined with high build cost). The deal works if (a) the conditions can be discharged within roughly six months without surprises, (b) the basement is delivered to BS 8102 grade 3 without scope creep, (c) the finished house sells at or above the mid range, and (d) Borough CIL is confirmed not engaged in writing.

## 3. Conditions and route forward

The planning route is already settled: full planning permission, no permitted development pathway, no Class Q, no Class MA, no prior approval. The consent stands or falls on its conditions. Corroboration on the public record sits across five independent listings (Auction House London, Rightmove, OnTheMarket, Zoopla, Property With Potential), all reproducing identical proposal wording and a 20 January 2026 decision date. The Ealing portal returned "this application is no longer available for viewing" on direct lookup, so the conditions, officer's report and approved drawings could not be read directly.

**Comparable approvals.** We searched UB2 weekly lists for backland new-dwelling consents in the past 24 months and could not produce a clean address-level run. The closest precedent for this lot is 250873FUL itself.

What the buyer now needs to do, in order:

- **Obtain the signed decision notice and the full list of conditions in writing from Ealing.** Email [planning@ealing.gov.uk](mailto:planning@ealing.gov.uk) quoting 250873FUL. Ask for the decision notice PDF, the officer's delegated report and the list of approved drawings. Until those are in hand the buyer is operating on the 30-word catalogue summary.
- **Tabulate the conditions by type:** pre-commencement (must discharge before any works start), compliance (must comply at the relevant stage), and informatives (advisory only). Pre-commencement conditions are time-critical because they sit between the buyer and the start-on-site that stops the three-year clock.
- **Discharge the basement-specific conditions early.** Expect at minimum: a basement construction method statement, a structural impact assessment of the host building (225 Western Road) and adjoining boundary, a ground conditions and groundwater report, a piling and foundations method statement, and a construction logistics or management plan. Each is submitted under a discharge of condition application (form fee £145 per request as at April 2026). Allow eight to twelve weeks per discharge.
- **Run building regulations approval in parallel.** Full plans application to Ealing building control or an approved inspector. For a basement scheme this is substantial (Part A structure, Part C site preparation and resistance to moisture, Part B fire safety with a single escape stair, Part F ventilation for habitable basement rooms).
- **Get a structural engineer to look at the basement-to-host-building relationship.** Excavating a basement next to (and partially under or beside) the rear of 225 Western Road triggers party wall obligations (Party Wall etc. Act 1996) and structural risk to the host house. Engineer's walk-round, £1,500 to £3,000, before bidding for the build.
- **Confirm CIL liability and submit forms.** Submit Form 1 (assumption of liability) on acquisition and treat Form 6 (commencement notice) as a board-paper-level event. Missing a CIL form is the single most common cause of unexpected five-figure bills on small infill schemes; the council can charge the full sum without instalments if forms are missed.
- **Make a material start before 20 January 2029.** Section 56 of the Town and Country Planning Act 1990 sets the threshold; in practice that means all pre-commencement conditions discharged and recognisable physical works (setting out and excavation) before the longstop. Section 73 to vary time-limit conditions is technically available but Ealing, like most London authorities, treats time-extension s.73 applications sceptically because they re-test the scheme against current policy. Plan to implement, not to extend.

Ealing's SPD 4 (Residential Extensions) sets out the design standards the basement scheme will be tested against at the discharge stage. The basement itself has already been accepted in principle by the grant of 250873FUL, so SPD 4 bites at detail level rather than as a blocker.

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## 4. Constraints assessment

Site checked against [planning.data.gov.uk](https://planning.data.gov.uk) and the Environment Agency. The constraint profile is clean; the title position is not yet verified.

<b>Constraint</b>	<b>Finding</b>
Conservation Area	Not affected. Ealing's Southall-area conservation areas (Canalside, Hanwell, Wharncliffe Viaduct, Norwood Green) do not extend here. <a href="https://planning.data.gov.uk">planning.data.gov.uk</a> returned no intersection at 51.49764, -0.395078.
Article 4 Direction	Not affected. Ealing's Article 4 directions cover HMO conversions and commercial uses elsewhere; do not apply here. PD rights for future works intact. Confirm with Ealing in writing before relying (the dataset can lag).
Listed Building	Not listed. No listed building on the plot or close enough to engage setting.
Green Belt	Not in the Green Belt. Built-up inner urban London.
Tree Preservation Order	None returned at the point. Dataset not exhaustive. Confirm any retained tree with Ealing's tree officer before excavation; basement digs commonly impact root protection areas.
Flood risk	No intersection on <a href="https://planning.data.gov.uk">planning.data.gov.uk</a> flood-risk-zone dataset. EA holds flood warning areas for the River Crane at Southall covering the wider area; confirm exact band, surface water and reservoir risk via the EA long-term flood risk service before basement detailed design.
Biodiversity Net Gain	In scope (mandatory BNG from 12 February 2024 under the Environment Act 2021). A single dwelling on a 120 sq m built-up urban plot is likely to qualify for the small-sites exemption (one net unit, below 0.5 hectares), subject to metric assessment. Confirm from the decision notice whether a BNG condition was attached or an exemption recorded.
Title position	Not verified. Backland plots commonly carry covenants restricting building, and the Manor Way access strip will have its own HMLR title status. A covenant against building, even with planning permission in hand, can be fatal. Order Office Copy entries before bidding (action panel above).
Postcode and ward	UB2 5HS. Lat 51.49764, lng -0.395078. Southall Green ward, London Borough of Ealing. Source: <a href="https://postcodes.io">postcodes.io</a> .

None of these is a dealbreaker. The constraints worth time and money are not on the designation map: they are the ground conditions and groundwater under the basement, the structural relationship with 225 Western Road, the construction logistics of digging on a small plot with neighbours on three sides, and the title position.

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## SUPPORTING MATERIAL

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### Methodology and sources

This report is built only on public data, each source named below, and is current as at the report date.

#### PLANNING

- LB Ealing planning portal ([pam.ealing.gov.uk/online-applications/](http://pam.ealing.gov.uk/online-applications/)) - register check on 250873FUL. Returned "application no longer available for viewing".
- Auction House London Lot 45 listing - sold price, planning reference, proposal wording.
- OnTheMarket, Rightmove (properties/172663097), Zoopla, Property With Potential - all carrying identical proposal wording and decision date.
- [planning.data.gov.uk](http://planning.data.gov.uk) - point intersection queries for conservation area, Article 4, listed building, TPO, green belt and flood risk zone at lat 51.49764, lng -0.395078. All returned zero entities.
- [postcodes.io](http://postcodes.io) for UB2 5HS - lat/lng, ward (Southall Green), LPA (Ealing), region (London).
- Ealing SPD 4: Residential Extensions - basement design and method statement expectations.
- EA flood-monitoring API - River Crane at Southall flood warning area within 1 km of postcode centroid.

#### VALUE

- HM Land Registry Price Paid Data ([landregistry.data.gov.uk/app/ppd](http://landregistry.data.gov.uk/app/ppd)) - postcode UB2, detached, newbuild flag, 1 Jan 2023 to 30 Apr 2026: 90 Greenland Crescent UB2 5ER £630,000 (02 Feb 2026), 47 Osterley Views UB2 4AF £405,000 (30 Oct 2024), 54 Osterley Views UB2 4AF £395,000 (10 Feb 2025).
- BCIS-aligned cost benchmarks for outer London newbuild with basement excavation and BS 8102 grade 3 waterproofing.
- RICS Guidance Note on Viability (GN 94/2012) and the NPPF viability framework - profit on GDV benchmark for small infill schemes.

#### CIL

- Ealing Council CIL charging schedule - adopted 16 Dec 2025, in force 1 Mar 2026. Residential £300/sq m (Central Ealing), £150/sq m (rest of borough). Sources: [ealing.gov.uk](http://ealing.gov.uk); e3 Consulting summary.
- Mayor of London MCIL2 charging schedule - Ealing Band 2, 2024 indexed £69.27/sq m. Source: [london.gov.uk](http://london.gov.uk) Annual CIL Rate Summary 2024.

#### LEGAL FRAMEWORK

- Town and Country Planning Act 1990, ss. 56, 73 and 91 - time limits, variation of conditions, material start.
- Party Wall etc. Act 1996 - notice and excavation obligations on basement works adjoining a neighbouring building.
- Environment Act 2021 and the Biodiversity Gain Regulations - mandatory BNG framework from 12 February 2024, small sites position.

#### What we could not verify

- Full text of the decision notice and conditions on 250873FUL. Five listings corroborate proposal and date; conditions, officer's report and approved drawings not read.
- The approved drawings (footprint, basement extent, fenestration, finished floor levels, materials).
- The CIL calculation (request from Ealing CIL officer with approved drawings).
- Precise EA long-term flood risk band, surface water and reservoir risk for the plot.
- A clean run of address-level two-bedroom detached newbuild comparables in UB1 or UB2 in the past 18 to 24 months.
- A clean run of comparable rear-garden new-dwelling approvals in UB2.
- The legal title position, including any restrictive covenants over the rear plot and the status of the Manor Way access strip.
- Whether the 1 March 2026 effective date of the Ealing Borough CIL applies to permissions granted before that date (implementation note suggests not; written confirmation from Ealing's CIL officer is the authoritative source).

## **Disclaimer**

**What this report is, and what it isn't.** An indicative planning feasibility assessment based on public planning data and comparable decisions. Not planning advice, not a valuation, not a guarantee of any planning outcome. The buyer should obtain the signed decision notice and full conditions directly from Ealing before bidding; that action is flagged above. Mayfair Studio's liability is limited to the £295 report fee. This report does not constitute regulated financial advice within FSMA 2000 / RAO 2001 Article 53, planning advice under the RTPI Code of Conduct, or a Red Book valuation within RICS Valuation Global Standards. Sample report demonstrating the format; readers should take independent financial, legal and planning advice before any investment decision.