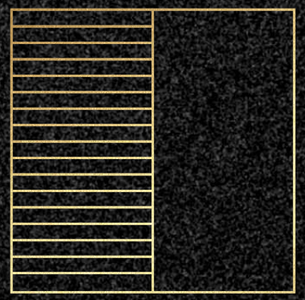


THE WHITE HART HOTEL & PUB

CHURCH ROAD | NORTHOLT | UB5 5AX

ENTER

FREEHOLD EXISTING PUB ON 0.66 ACRE LAND WITH PLANNING CONSENT FOR 126 BED HOTEL



CGI of proposed scheme

KEY FACTS

- Prime location development opportunity on a very well-known and busy site in Greater London (off White Hart roundabout)
- Currently attracting rent of £75k pa on a short notice lease basis
- Grade II listed façade of pub is currently vacant and secured; it is to be retained in the consented scheme.
- Consent for: 126 Bedrooms of mixed size, total GIA 5,050 sqm or 54,000 sq ft
- Includes: Restaurant, pub/bar, fitness suite, meeting rooms, garden area
- 3 World class brand operators are on board with setting up operations (not selected)
- S106 of £270k, CIL £230k (estimated), no "maximum 90 day" stay condition – refer to planning consent for full details
- 20+ Car parking, Northolt station (central line), Multiple bus routes (90, 120, 140, 282, N7, N140, SL9)
- Heathrow Airport, A40, Central London

LOCATION

The site is located in Northolt, the western suburb of the London Borough of Ealing.

The site encompasses 2,510 sq m of land at the White Heart roundabout at the junction of Church Road and Ruislip road. Currently situated on the property is a Grade II listed former White Hart Public House. Heathrow Airport is 7.0 miles away via the A312, Central London is 13 miles from the site by the A40 Western Avenue.

Northolt is located in the north-west of the London Borough of Ealing which has a population of 375,340. The subject site benefits from proximity to both Wembley (located about 11.7km the site) and Twickenham (located about 14 KM from the project site).

These sites are perimeter venues for large sporting events and concerts in London. These events attract a large number of both domestic and international attendees in addition to a significant number of technical and organisational support for the events themselves.

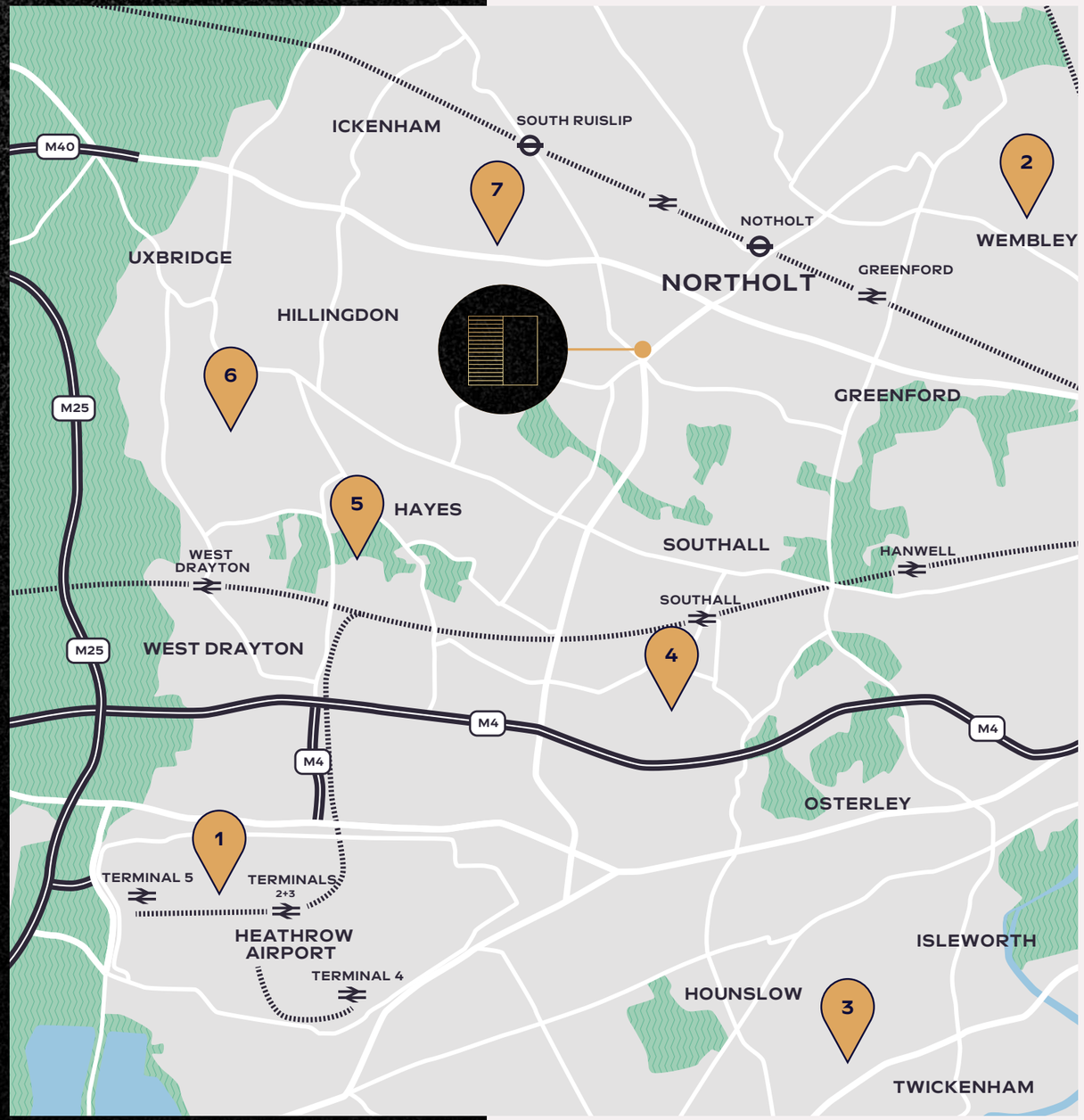
Northolt Underground station is located 2.3 km from the site and provides links into Central London by the central line. Via bus, travel to Oxford Circus is provided within 32 minutes.

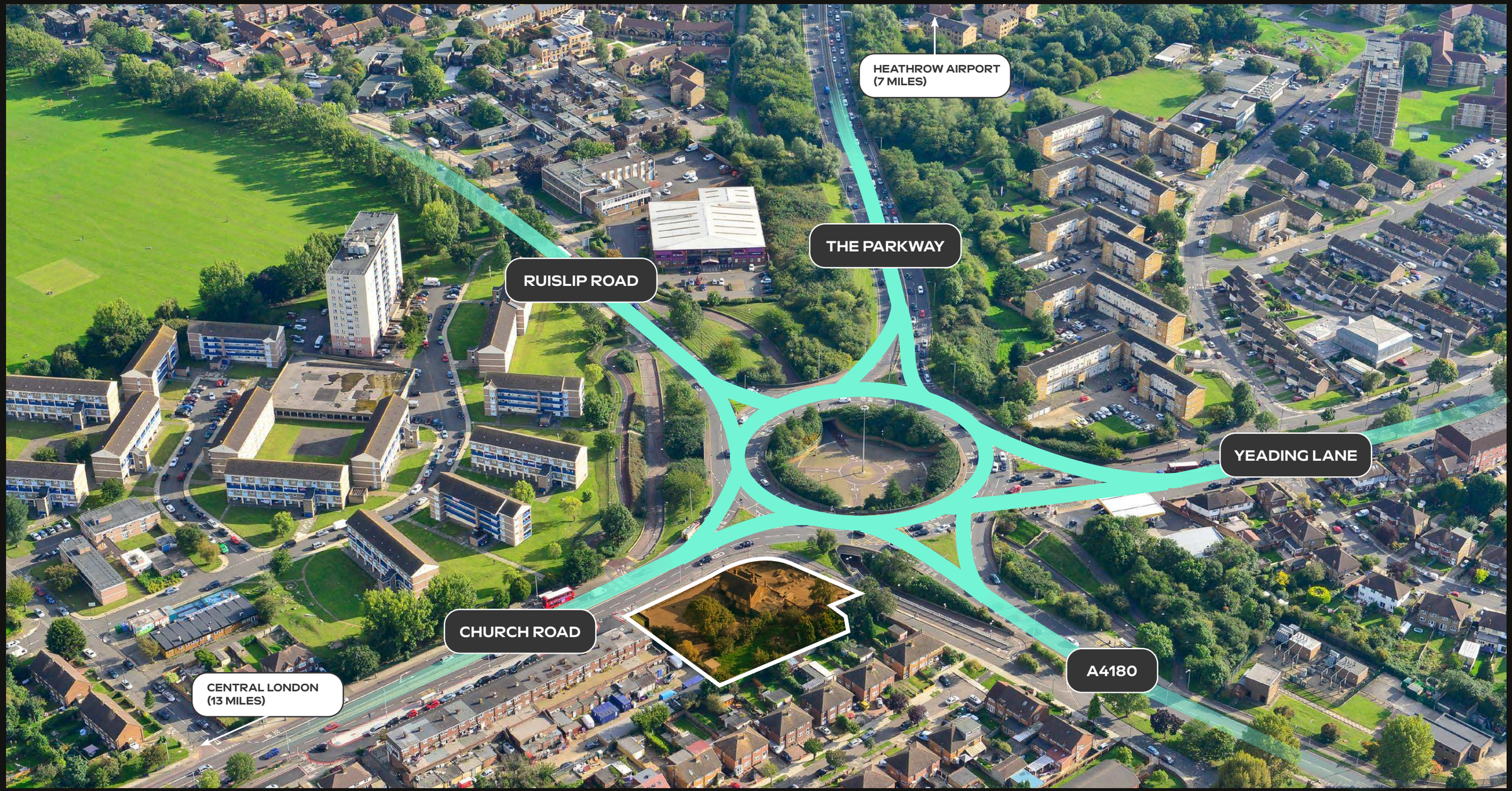
The site is well served by numerous bus routes including N7 (towards Ealing), 90 (Hayes), 120 (Hounslow), 140 (Hayes & Harlington) , N140 (Heathrow Central), 282 (Ealing Hospital) and SL9 (Heathrow Superloop).





1. Heathrow Airport
2. Wembley Stadium
3. Twickenham Stadium
4. Gurdwara Sri Guru Siungh Sabha
5. Stockley Park
6. Brunel University
7. RAF Northolt




HEATHROW AIRPORT
(7 MILES)
THE PARKWAY
RUISLIP ROAD
YEADING LANE
CHURCH ROAD
A4180
CENTRAL LONDON
(13 MILES)



CGI of proposed scheme

DESCRIPTION

The site is a well-known landmark given the link to the White Hart Roundabout.

The consented scheme benefits from retention of the 19th-century White Hart Park Public House and redevelopment of the site comprising the partial demolition of the 20th century building, the erection of a single side extension to the public house and erection of a part 3, part 4, part 5, part 6, part 7 and part 9 storey, 126 bedroom hotel, restaurant and bar (Use Classes A3, A4, A5 C1 and E) and associated cycle, car, minibus and coach parking and landscaping.

Our clients have received a number approaches from a number of well-known brand operators who are keen to enter into an Agreement for Lease based upon a turnkey transaction. Our client wishes to dispose of the freehold of the site with the benefit of the consent granted.

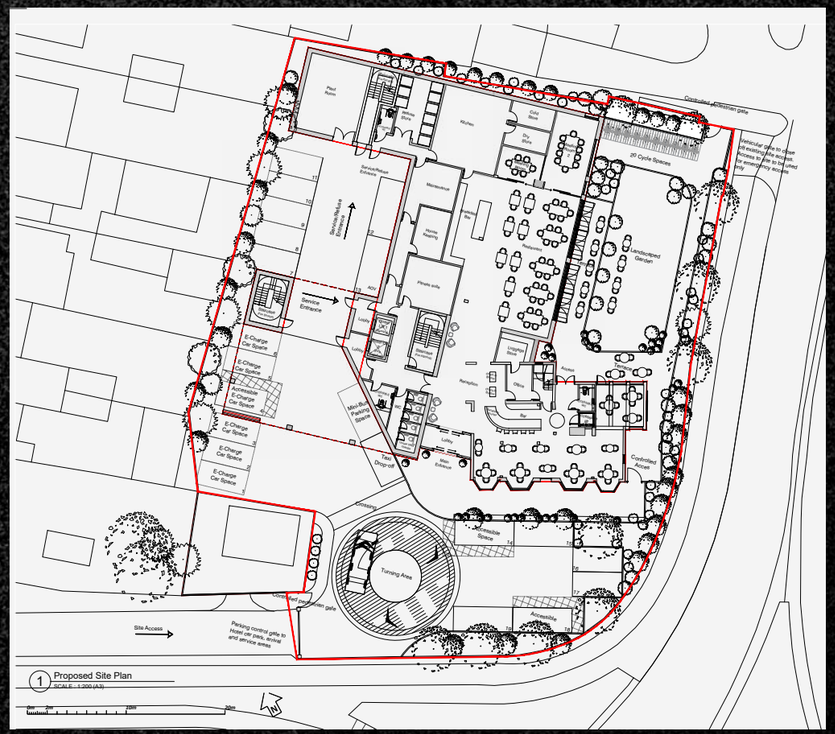


CGI of proposed scheme

PLANNING

Given the massing established on site it may be that the new owners of could look to vary the consent granted for part hotel, part residential / co living STPP. Our client anticipates that the S106 payment will be in the region of £270,000.00 and the CIL will be in the region of £230,000.

For full planning documents please click **here**.




CGI of proposed scheme

Floor	Typical Room	Family Room	Accessible
Ground Floor	0	0	0
First Floor	15	6	3
Second Floor	15	6	3
Third Floor	13	6	3
Fourth Floor	13	4	2
Fifth Floor	13	4	2
Sixth Floor	8	0	0
Seventh Floor	5	0	0
Eighth Floor	5	0	0
Roof Floor	0	0	0
Sub Total	87	26	13
Total	**126**		

Floor	GIA Sq M	GIA Sq Ft
Ground Floor	844	9,085
First Floor	864	9,300
Second Floor	742	7,987
Third Floor	692	7,449
Fourth Floor	604	6,501
Fifth Floor	604	6,501
Sixth Floor	273	2,939
Seventh Floor	216	2,325
Eighth Floor	216	2,325
Total Area	**5,055**	**54,412**

PROPOSED FLOOR PLANS

HOTEL
OFFICE
PUB / RESTAURANT
CORE & ANCILLARY

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR









All floor plans are not to scale | for indicative purposes only.

PROPOSED FLOOR PLANS

HOTEL
OFFICE
PUB / RESTAURANT
CORE & ANCILLARY

N

THIRD FLOOR



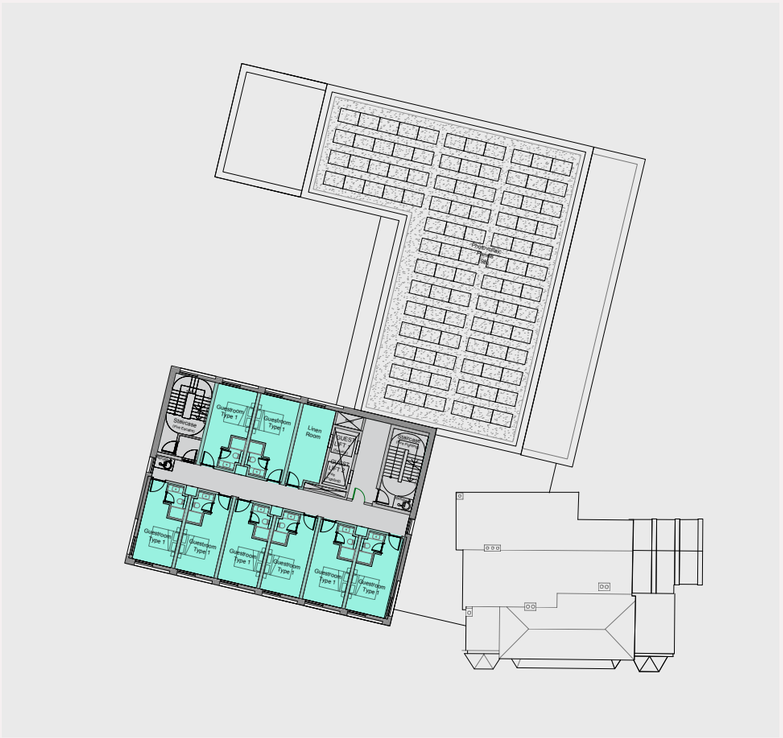


FOURTH & FIFTH FLOOR





TYPICAL UPPER FLOOR





All floor plans are not to scale | for indicative purposes only.

PRICING

Price on Application.

VIEWINGS

Strictly through appointment of sole agents David Charles Property Consultants:

GEORGE MORIARTY BSC (Hons)
07522 700 507
george@davidcharles.co.uk

david charles
property consultants

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.

Designed and produced by: **SALIENT**

June 2025