

**For Sale**

Residential Development Opportunity  
with Hybrid Planning Permission for Sale  
on Behalf of Administrators

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# Cavalry Barracks Beavers Lane Hounslow TW4 6HD



# Summary

CBRE are delighted to offer Cavalry Barracks, an underutilised, major urban brownfield site in a sustainable location defined by its rich heritage and placemaking potential.

Extending to **36.97 acres (14.96 ha)**, the site is in a prominent location, 0.3 miles to **Hounslow West Station** (Piccadilly Line)

The site benefits from a **hybrid planning permission** for **1,525 residential units**, 35% affordable providing a mix of tenures. Included within the extant consent is 1,652 sqm (GIA) of **non-residential floorspace** (Class E & F) within the detailed component and 1,021 sqm (GIA) in the outline component

The site occupies **56 existing buildings** - 38,610 sqm (GIA). The extant consent retains 23 of the buildings, including 14 Grade II listed and 9 Locally listed

Presented is an opportunity for a buyer to **reimagine and revamp** one of the largest brownfield sites in West London

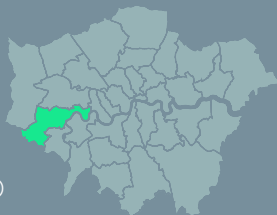
Hutchinson & Partners have designed two **new feasibility studies showing a new vision for the site** considering existing planning constraints. A lower-rise apartment-led scheme and housing-led scheme showing **1,234 units and 808 units** respectively

The vendor is seeking offers on both an unconditional and subject to planning basis for the **Freehold interest**



**288,200**

Est. Population **London Borough of Hounslow** (2021)



**1,525 units**

Consent for 990 Private and 535 Affordable Mix



**39 minutes**

Hounslow West Station to Green Park (Piccadilly Line)



**c. 37 acres**

Site Extends to (c.15 ha)



# Location



## The Site

- 01 Beaversfield Park
- 02 Hounslow Town Centre
- 03 Hounslow Heath Primary School
- 04 Twickenham Stadium
- 05 The Heathland School
- 06 Hounslow Heath
- 07 Heathrow Airport

Hounslow West sits amidst the green spaces of Beaversfield and Lampton Park, as well as the bustling shops and restaurants of Hounslow town centre. The area provides convenient access to both the liveliness of central Hounslow and its abundant parks and open spaces.

## Hounslow

03

Cavalry Barracks, Beavers Lane, Hounslow, TW4  
[www.cbre-datahub.co.uk/cavalrybarracks](http://www.cbre-datahub.co.uk/cavalrybarracks)

**CBRE**

# Connectivity

Cavalry Barracks is located in the London Borough of Hounslow, approximately 12 miles west of Central London.

The site (PTAL score of 4) is well connected being within walking distance of Hounslow West station (0.3 miles) providing the Piccadilly Line service. Bus stops are located on Beavers Lane, Bath Road and Staines Road serving 12 routes. By road, the site has excellent access to the A4, M4, A25 and M25.

## On Foot

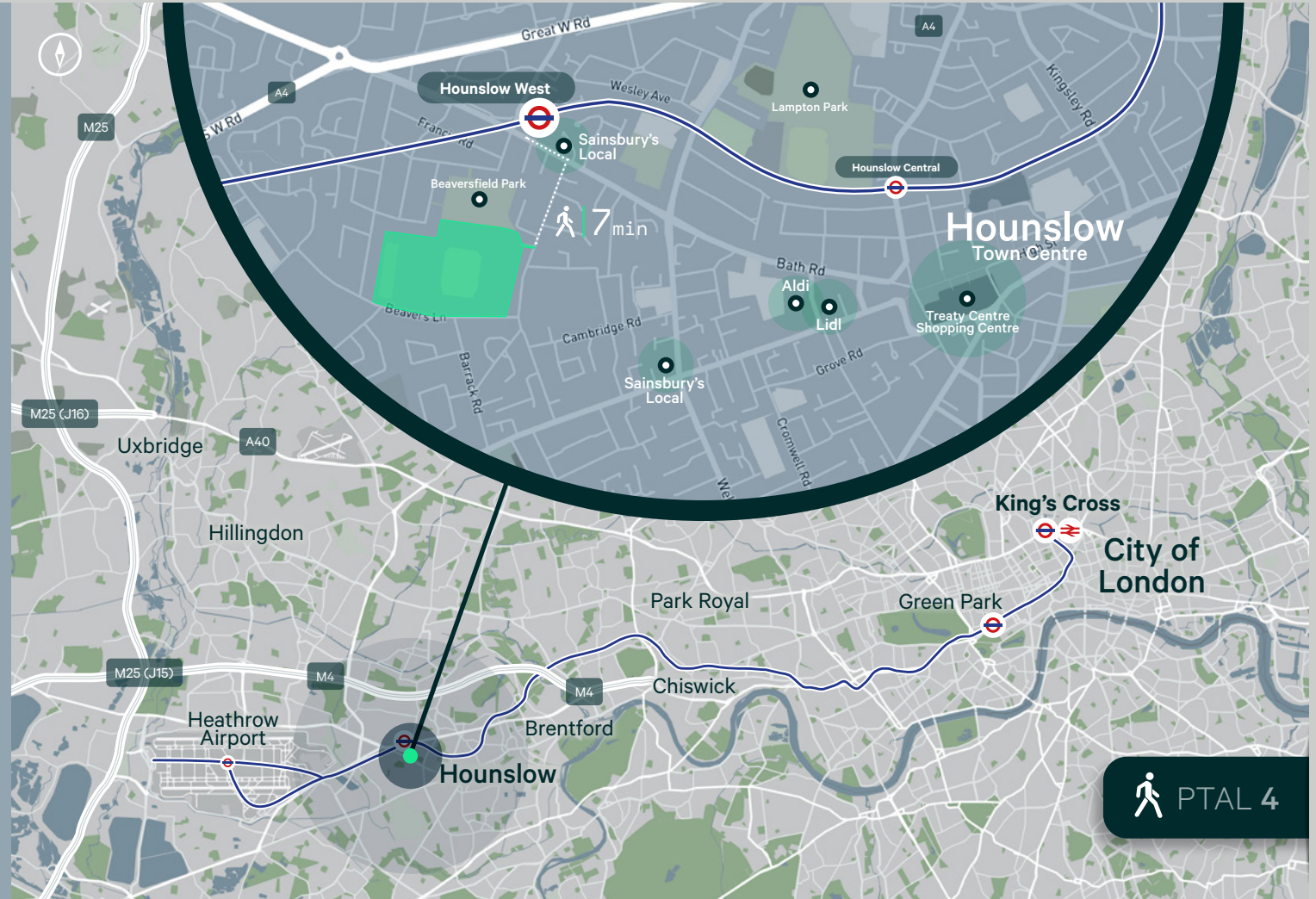
Beaversfield Park	2 minutes
Hounslow West Train Station	7 minutes

## By Train

Hounslow Central	2 minutes
Heathrow Airport	8 minutes
Green Park	40 minutes

## By Car

Town Centre	1 miles
M4 (J3)	2 miles
Twickenham	3 miles
Heathrow Airport (Terminals 2&3)	4 miles
Kew Gardens	6 miles
M25 (J15)	6 miles



PTAL 4

Source: TFL

The Site

Piccadilly Line

# Neighbourhood



## Hounslow

Hounslow's recently redeveloped high street, excellent transport links, and beautiful parks and gardens have all enhanced its growing residential appeal.



## Town Centre and Shopping

The town centre has benefited from a multi-million-pound regeneration project that has revamped shop fronts, improved public spaces, and established a new street market and outdoor performance area alongside The Treaty Shopping Centre which houses many popular high street shops.

Hounslow is also home to a number of cultural institutions, including the Paul Robeson Theatre, which hosts a variety of events and performances throughout the year.



## Surrounding Area

The borough is home to over 20 parks and gardens - popular spots include Hounslow Heath, Beaversfield and Lampton Parks, Osterley Park and the Grade I listed Syon House. Further afield is Richmond, Twickenham and the Royal Botanic Gardens Kew.



## Travel and Transport

Hounslow is well-connected to the rest of London, with several tube and train stations in the area. The Piccadilly line provides easy access to central London and Heathrow Airport, with the A4 and M4 within easy reach.



# Site Description



The site extends to approximately 36.98 acres (14.97 hectares) and is broadly rectangular with an indent to the north-east corner. The Barracks is surrounded by rear gardens and houses to the east and west. To the north is Beaversfield Park and to the south is Beavers Lane.

The site is within a Conservation Area and has 56 existing buildings totalling 38,610 sqm (GIA). It is also in Flood Zone 1 suggesting a very low probability of flooding. There are no other planning designations affecting the site.

In relation to its meanwhile use, the site currently has a location hire agreement with a production company to use part of the site for filming purposes. Buildings 32 & 33 are occupied for storage purposes on a flexible lease. Additionally, there is significant potential to further asset manage the site by occupying the vacant buildings prior to commencement of the new development.

The land where Hounslow Barracks now stands has been used for military purposes for centuries, even before the construction of the barracks in 1793. Its location near London, Windsor Castle, and Hampton Court Palace, combined with its open space, made it ideal for training and stationing troops.

The barracks were built in response to fears of French invasion and potential domestic unrest. They were designed to house cavalry units for

rapid response with stables flanking a parade ground and separate officer quarters.

The surrounding area was further developed to support the military presence. The War Department acquired land for a training ground, and infantry barracks were added alongside the existing cavalry facilities. By the late 19th century, the barracks even had its own dedicated railway station.



The Cavalry Barracks forms part of a key, wider strategic growth area, within the Mayor of London's Heathrow Opportunity Area which seeks an indicative 13,000 new homes and 11,000 new jobs. The site is allocated in Hounslow's adopted Local Plan for residential development and conversion to residential associated with existing military barracks accommodation. The site is identified for an indicative minimum 1,000 homes and 3,000 sqm of commercial uses (Use Classes A1-A3/B1a/b/C1/D1/D2) in the Council's emerging Draft West of Borough Local Plan.

Residential-led mixed use redevelopment is considered the most suitable and effective use of the site as it accords with the Council's ambitions for the site detailed in their Development Plan and specifically, their Planning Brief for the Cavalry Barracks site SPD which expects a minimum of 1,000 new homes and other considerations.

Local Plan (Policy CC4: Heritage) and Draft Site Allocation Policy 84 requires new development to conserve and take opportunities to enhance the character of the area, and to conserve and enhance 14 Statutory Listed Buildings and 9 Locally Listed Buildings on-site and their setting (as agreed under the Hybrid Permission) (more detail can be found in the Planning Note within the DataHub).

The site contains two large open spaces used for sports and recreation, each with a grass football pitch. In line with Local Plan Policy GB2 ("Open Space"), any redevelopment of these sports pitches must be either retained or replaced and enhanced with equivalent or better-quality playfield fields and sports pitches provision.

A new redevelopment scheme of between 3-4 storeys is considered to be most appropriate factoring in the site's location and constraints, namely heritage. Proposed new built form should be subservient to and not taller than the existing tallest Listed Buildings (equivalent to 5 storeys), unless justified by exceptional design and heritage rationale and a robust Townscape Visual Impact Assessment.

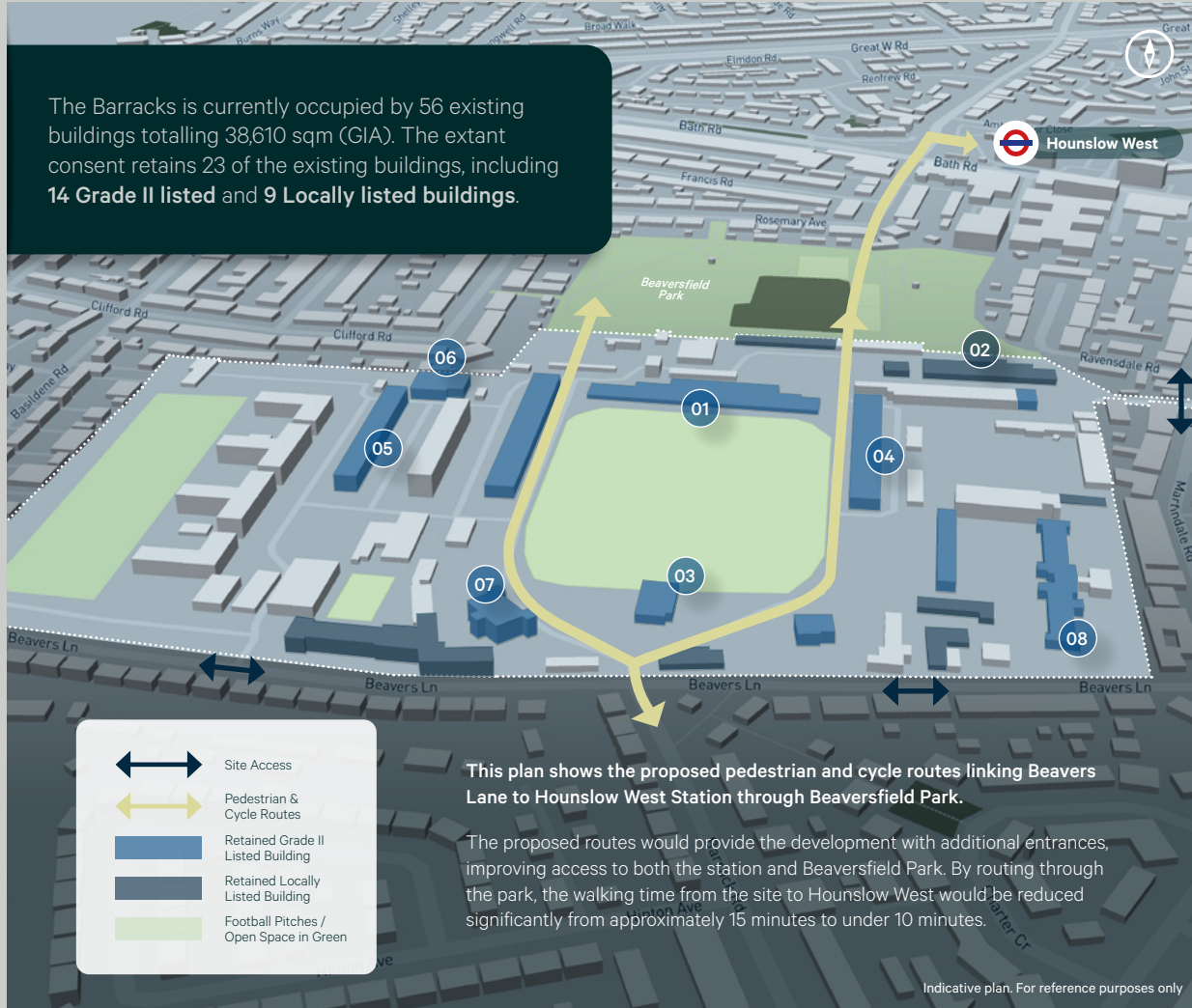
## Comment from London Borough of Hounslow

"We are ambitious for Hounslow. This shapes how we approach regeneration in the borough and we're keen to be working with partners who share our values. For the council, the Cavalry Barracks site is a strategically important site for Hounslow in regenerating Hounslow West. As such, the Council is highly supportive of a sympathetic, residential-led redevelopment. Whilst the Council is fully supportive of the recent Hybrid and Listed Building consents, the Council would also welcome the potential for a new development proposal to come forward in line with our vision and policy criteria for the site. The Council would welcome collaborative engagement with the future site purchasers from the outset. It is vitally important for the Council that this long-term underproductive site is brought back into use, through development that seeks high quality residential development, requisite open space, facilities that support our local communities and the protection of heritage assets into the future".



# Planning - Retained Existing Buildings & Station Access

The Barracks is currently occupied by 56 existing buildings totalling 38,610 sqm (GIA). The extant consent retains 23 of the existing buildings, including **14 Grade II listed** and **9 Locally listed** buildings.



# Existing Consent

Overview



Indicative CGIs

The site benefits from a Hybrid planning consent for 1,525 residential units of which 35% is affordable (535 units providing a mix of affordable tenures, including affordable rent, social rent and shared ownership).

In total there are 990 private residential units of which 222 units are within existing buildings. The extant consent retains 23 of the existing buildings, including 14 Grade II listed and 9 Locally listed buildings some of which have been proposed for commercial use.

In relation to the commercial floorspace, there is 1,652 sqm (GIA) non-residential floorspace (Class E & F) within the detailed component and 1,021 sqm (GIA) in the outline component.

**Hybrid Planning Consent for 1,525 Residential Units**  
(990 Private / 535 Affordable Rent, Social Rent & Shared Ownership)



**1,525** units  
Total Residential Units



**142,203** sqm  
Total Area (GIA)

# Existing Consent

Masterplan



# Existing Consent

Accommodation



## Residential Schedule of Accommodation

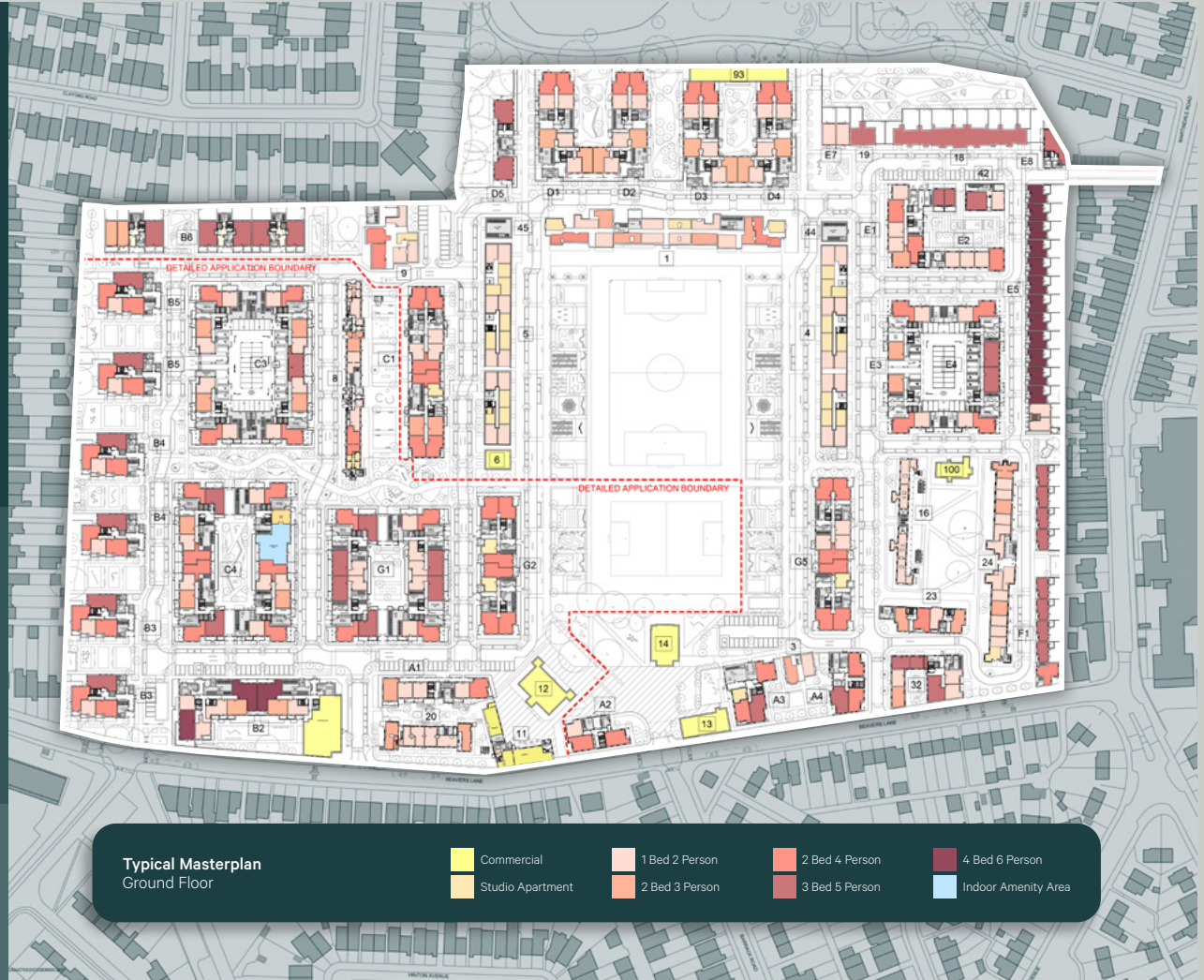
Unit Type	Private New Build	Private Existing	Social Rent	Affordable Rent	Shared Ownership	Total
Studio	13	42	0	0	0	55
1b2p	342	107	48	59	77	633
2b3p	138	38	16	10	24	226
2b4p	254	23	51	10	64	402
3b5p	19	7	42	39	51	158
3b5pTH	0	2	0	12	2	16
3b6p	2	0	9	0	2	13
4b6p	0	0	0	5	2	7
4b6pTH	0	3	0	12	0	15
<b>Total</b>	<b>768</b>	<b>222</b>	<b>166</b>	<b>147</b>	<b>222</b>	<b>1,525</b>

## Residential Area Breakdown

Tenure	GIA (sqm)	NIA (sqm)
Private (New Build)	69,206	48,724
Private (Existing)	16,955	13,024
Affordable	56,041	39,301
<b>Total</b>	<b>142,203</b>	<b>101,049</b>

## Commercial Area Total

Units	GEA (sqm)	GIA (sqm)
11 / 12 / 13 / 14 / B2 / 93 / 100 / 6	3,141	2,673



# Existing Consent

CGIs



# The New Vision - Feasibility Studies

There is an opportunity for an incoming developer to re-plan or optimise the consented scheme. Hutchinson & Partners alongside CBRE have designed two market facing architectural feasibility studies which explore the art of the possible whilst remaining commercially viable.


The key constraints are associated around the retention of the existing buildings (14 Grade II listed and 19 Locally listed buildings) and open spaces as per Local Plan policy GB2 "Open Space". As such, the focus has been on optimising the net developable area and the public realm.


The proposed apartment-led scheme has a total of 1,234 residential units and a total of 119,526 sqm GIA. This scheme has a maximum height parameter of 4 storeys and incorporates some townhouses along the site boundaries.

The housing-led scheme has a total of 808 units and a total of 81,895 sqm GIA.

CBRE planning has done some work around the future planning prospects and have concluded that the local authority are open-minded to discussions with a developer to modify the scheme. Further info can be found in the planning report on the DataHub.



 Apartment-Led Scheme | **1,234 units**

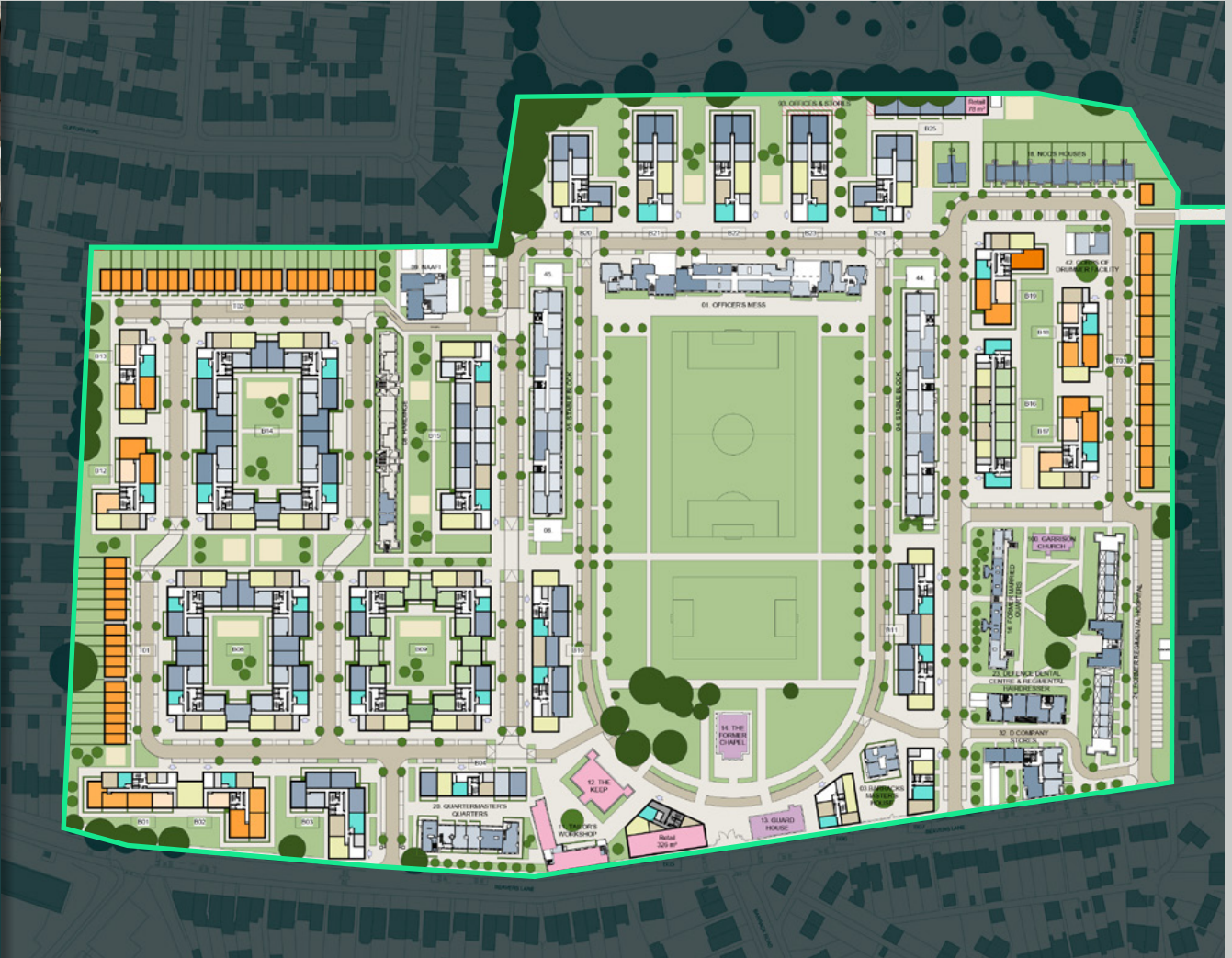
 Housing-Led Scheme | **808 units**

# The New Vision - Lower-Rise Apartment-Led Scheme



Accommodation Schedule	Private New Build	Private Existing	Social Rent	Shared Ownership	Total Units
Studio	34	42	0	0	76
1B	183	116	7	80	386
2B	328	62	87	70	547
3B	89	11	60	0	160
4B	0	0	4	0	4
3B Townhouse	0	4	54	0	58
4B Townhouse	0	3	0	0	3
<b>Total</b>	<b>634</b>	<b>238</b>	<b>212</b>	<b>150</b>	<b>1,234</b>

Tenure	GIA (sqm)	NIA (sqm)	Commercial Area	GIA (sqm)
Private (New Build)	61,970	42,610	Retail	1,607
Private (Existing)	18,615	14,120	Commercial	596
Affordable	38,941	28,274	Sports Hub	105
<b>Total</b>	<b>119,526</b>	<b>85,004</b>		



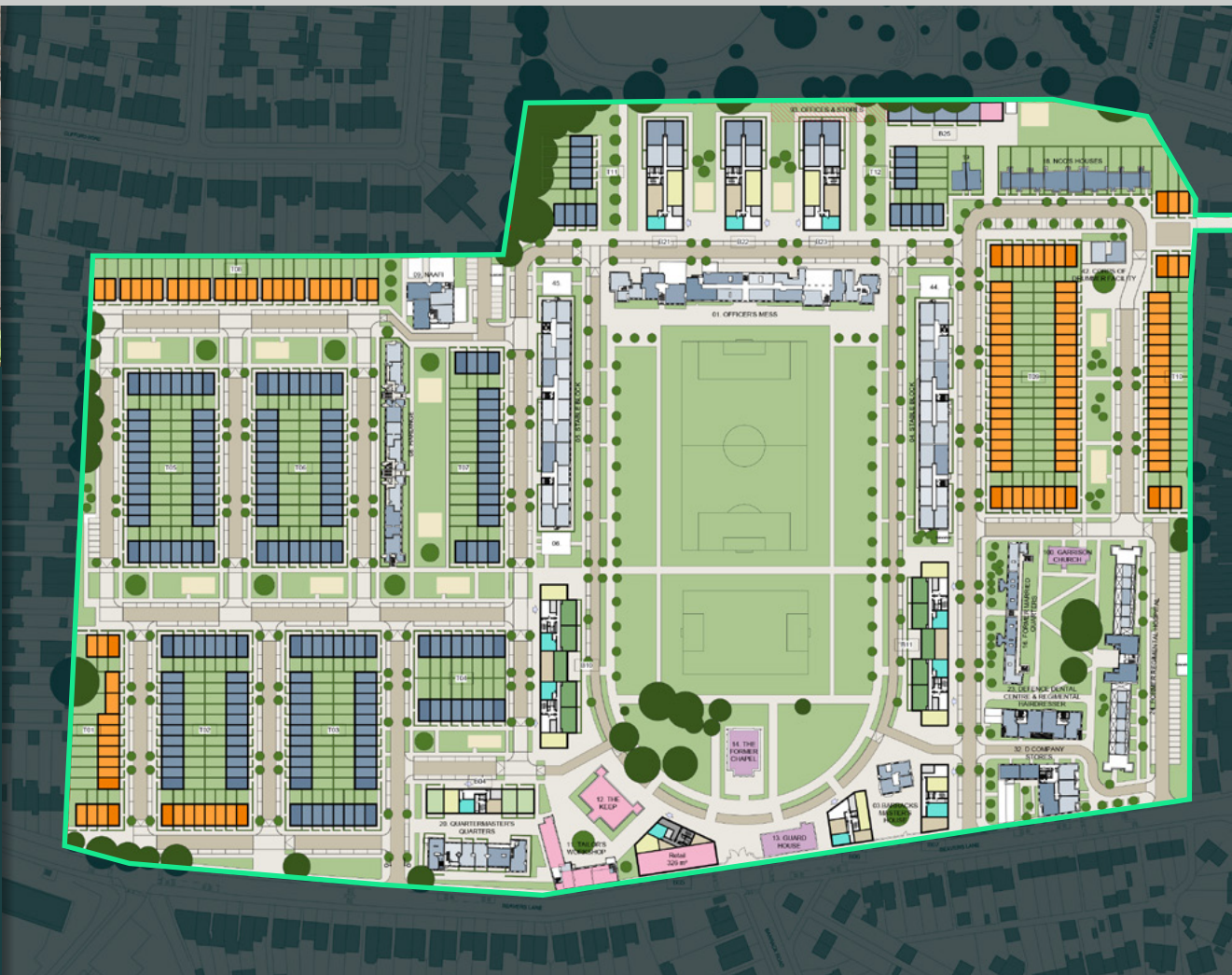
\*Indicative of third floor / Full set of plans available in the DataHub

# The New Vision - Housing-Led Scheme



Accommodation Schedule	Private New Build	Private Existing	Social Rent	Shared Ownership	Total Units
Studio	0	42	0	0	42
1B	63	116	0	60	239
2B	70	62	0	52	184
3B	0	11	0	0	11
4B	0	0	0	0	0
3B Townhouse	173	4	114	0	291
4B Townhouse	26	3	12	0	41
<b>Total</b>	<b>332</b>	<b>238</b>	<b>126</b>	<b>112</b>	<b>808</b>

Tenure	GIA (sqm)	NIA (sqm)	Commercial Area	GIA (sqm)
Private (New Build)	37,220	31,636	Retail	1,607
Private (Existing)	18,615	0	Commercial	596
Affordable	26,060	21,526	Sports Hub	105
<b>Total</b>	<b>81,895</b>	<b>53,162</b>		



\*Indicative of third floor / Full set of plans available in the DataHub

# Further Information

## Technical

A comprehensive technical pack of information has been prepared to assist parties in the bidding process. Parties are strongly advised to register for access to the DataHub to receive further information.

[www.cbre-datahub.co.uk/cavalrybarracks](http://www.cbre-datahub.co.uk/cavalrybarracks)



## Viewings

Viewing days are to be arranged strictly by appointment. All appointments must be made via the vendor's sole agent CBRE. Please contact any of the agents listed on this brochure to arrange a viewing.

## Tenure

The property is held freehold. Freehold title AGL545035.

## Tender Process

The site is being offered for sale via an informal tender. Offers are invited for the freehold interest on both an unconditional and subject to planning basis. For sale on behalf of the administrators.

## VAT

The property is elected for VAT and will be chargeable on the purchase price at the prevailing rate.

## Anti-Money-Laundering

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

## Contact

### Residential Land Transactions

London and South East

#### Adam Cradick

07985 875 620

[adam.cradick@cbre.com](mailto:adam.cradick@cbre.com)

#### Samuel Levy

07936 494 317

[samuel.levy@cbre.com](mailto:samuel.levy@cbre.com)

#### Henry Chapman

07824 519 110

[henry.chapman2@cbre.com](mailto:henry.chapman2@cbre.com)

#### Emily Pacitti

07443 360 693

[emily.pacitti@cbre.com](mailto:emily.pacitti@cbre.com)

# CBRE

# KROLL

Henrietta House, Henrietta Place, London, W1G 0NB

[www.cbre.co.uk](http://www.cbre.co.uk)

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