





## ANNEXURE 2 - Development Sites

Aerial Map	Property Address	Area		Quoting /Guide Price (£)	Timing	Current Income (£/pa)	SEGRO Comments	MOPAC Size	MOPAC Location	MOPAC Planning	MOPAC Tenure	Availability /Timing	KF Comments
		Total Site (acres)	Total Buildings (sq ft)										
	Rectory Farm Heston & Cranford TW5 9PB	110 acres	600,000 in Phase 1- underground	No price	Uncertain	Not available	Can provide up to 600,000 of warehouse and underground yards/car parking at the end of 2023 at the earliest. Will consider LLH site sales.	Too big	Acceptable	Planning unlikely to be obtained for car storage use	Not Known	Very Uncertain	<p>The property is not being marketing for sale but is owned by Formal Investments who have owned the site since 2003.</p> <p>Formal Investments are proposing a new Public Park above underground storage/warehousing. Gravel Extraction will need to be undertaken first</p> <p><a href="http://www.rectory-farm.com">www.rectory-farm.com</a></p> <p>The property is too big for MOPAC. There is massive timing uncertainty as it would be years until MOPAC could operate a VRES facility from this property.</p> <p>The underground facility would not work for the VRES operation.</p>
							Road access – Excellent (***)						
							Public Transport – Good (**) – 15 minutes walk to Hounslow West Station						


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	McVities Waxlow Road Park Royal NW10 7NY	12 acres	300,000 (ground)	Not available	Uncertain	None	Owner occupier – Regularly rumoured to be considering sale.  Road access – Good (**)  Public Transport – Excellent (***) – Harlesden Station within 5 minutes walk	Too big	Acceptable	Possible subject to planning permission	Not known	Very Uncertain	The property is owned by McVities and is currently their Jaffa Cake factory. There has been talk about McVities selling the site for at least 15-20 years but there is no sign of this yet. There would be a substantial cost to relocate this factory.
	Twyford Abbey Tip Abbey Road Park Royal NW10 7XE	10 acres	Not available	Not known	Very Uncertain	None	Private vendor. Originally considered sale in 2018. Vendor assessing costs to clear/clean site prior to progressing a sale.	Acceptable	Acceptable	Yes subject to planning permission	Freehold	Very Uncertain	This property is heavily contaminated. There has been talk of the property being marketed for five to 10 years but there is no sign of this yet.



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							Road access – Excellent (***)						
							Public Transport – Good (**) – Stonebridge Park Station within 15 minutes walk.						
	Link Park Heathrow Thorney Mill Road Iwer UB7 7EZ	13 acres	45,000	Not known	Not known	Not known	Private – Part let, building & hardstanding lets. Hours of use & HGC restrictions.  Road access – Excellent (***)  Public Transport – Good (**) – West Drayton Station 20 minutes walk	Too Big	Property too remote and too far west	Possible subject to planning permission	Freehold	Uncertain	Property let out short term and don't know details of leases. Too remote from public transport. Hours of use restrictions and restrictions on HGV movements would not work for MOPAC. Property being marketed for datacentre use <a href="http://www.linkparkheathrow.com">www.linkparkheathrow.com</a>

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	Mansfield Farm Iver SL0 0EB	Up to 10 acres	Not available	Not known	Not known	Not known	South Bucks District Council – Carter Jonas were marketing for leasehold 'battery storage site' in early 2019 but were open to freehold sale. The opportunity was for 2.5 acres for battery storage facility, but Agent felt could consider up to 10 acres.	Acceptable	Property too remote and too far west. Outside MOPAC area	The property as used as a farm in 2017. The Planning status is uncertain. The property is unlikely to be suitable for MOPAC use.	Freehold	Uncertain	This property is too remote and too far from public transport and the road access is poor. There are planning complications.  It is unsuitable for MOPAC VRES operations.
							Road access – Poor (*)						
							Public Transport – Poor (*) – Uxbridge Station within 30						

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	Former Cape Boards Iver Lane Uxbridge UB8 2JQ	20 acres	Not available	Not known	Uncertain	Not known	Predominantly let for car and truck parking.  Road access – Good (**)  Public Transport – Poor (*) – West Drayton Rail Station is a 35 minute walk	Too big	Too far from public transport	Possible subject to planning permission	Not known	Uncertain	This property is not being formally marketed.  It is let out to a number of different tenants. The details of the tenure are unknown.  The property is too big and poorly serviced by public transport so it is unsuitable for MOPAC's VRES operations.
	International Trading Estate Trident/Boeing Way Southall UB2 5LF	30 acres	c. 750,000	Not known	Uncertain	Estimate £4.0m	RLAM own freehold – Leases due to expire by late 2023  Road access – Good (**)  Public Transport – Poor (*) – 30 minutes	Too big	Acceptable location but public transport poor	Possible subject to planning permission	Not known	Uncertain but MOPAC could not occupy before 2025 is the earliest until the leases expire and site can be redeveloped	RLAM are not marketing the site and are saying that the site is not for sale.  The property currently comprises 800,000 sq ft in 30 different industrial units. Therefore MOPAC would need to remove tenants first and redevelop. The tenancies are a mix of

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walk to either Southall Station or Hayes & Harlington Station

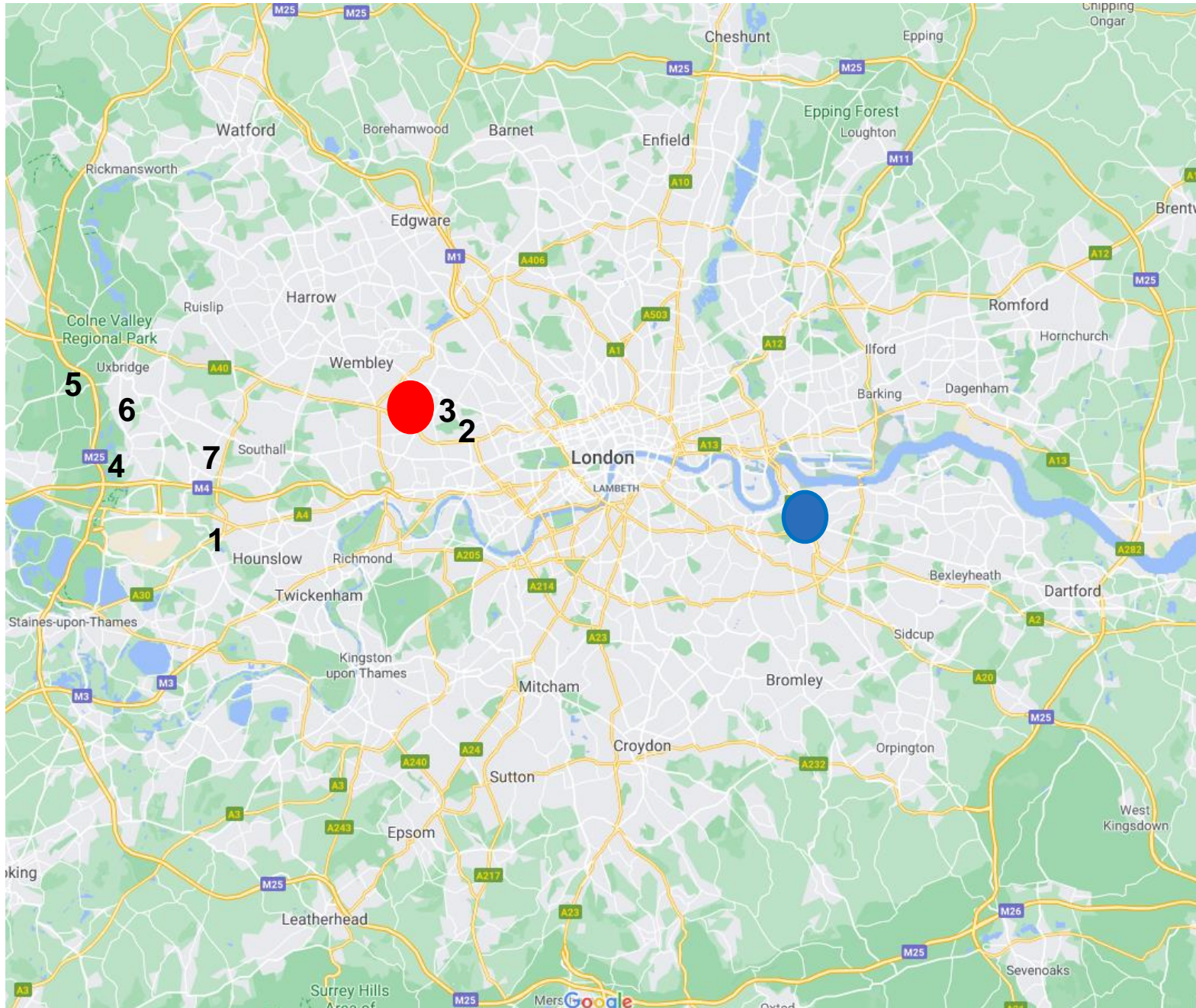
inside and outside the L&T 1954 Act.

There is poor public transport.

The property too big.





## Development Sites



### Property Locations

- 1 – Rectory Farm, Hounslow TW5 9PB
- 2 – Mcvities, 10 Waxlow Road, Park Royal NW10 7NY
- 3 - 100 Twyford Abbey Road, Park Royal NW10 7XE
- 4 - Link Park Heathrow, Thorney Mill Rd, Iver UB7 7EZ
- 5 - Mansfield Farm, Slough Road, Iver SL0 0EB
- 6 - Former Cape Boards Site Iver Lane Cowley UB8 2JG
- 7 - International Trading Estate, Trident Way, Southall UB2 5LF

-  Perivale Car Pound, WalmGate Road, Greenford UB6 7LR
-  Angerstein Centre, Bramshot Avenue, Charlton SE7 7HY