



PROJECT IVER

Sale Memorandum Q2 2026



SILISCO

A RARE REMAINING ELIZABETH LINE RESIDENTIAL SITE OF SCALE

CENTRAL LONDON

M 25

PROJECT IVER

ELIZABETH LINE

IVER STATION

DIVISIO SILISCO

LOCATION OVERVIEW

Door-to-door access to London's West End, City and Canary Wharf in less than 45-minutes.



HEATHROW AIRPORT
22 minutes

- **READING**
30 minutes
- **IVER**
3 minutes walk
- **PADDINGTON**
22 minutes
- **BOND ST**
26 minutes
- **TOTTENHAM COURT ROAD**
30 minutes
- **FARRINGDON**
32 minutes
- **LIVERPOOL ST**
34 minutes
- **WHITECHAPEL**
37 minutes

CANARY WHARF
41 minutes

CUSTOM HOUSE
45 minutes

STRATFORD
43 minutes



INVESTMENT HIGHLIGHTS

Project Iver provides a unique opportunity to acquire a Greater London residential housing development site of scale.

Silisco Capital and DIVOP in Joint Venture are delighted to market the freehold interest in Project Iver (land lying at Thorney Lane South, Iver, Buckinghamshire).

INVESTMENT OVERVIEW

- Freehold opportunity to acquire a c.14-acre residential development site in Iver, within the Greater London commuter belt.
- Outline planning currently progressing for 200 homes (40% affordable), offering scale in an established and affluent residential setting adjacent to Richings Park.
- Strong connectivity including a c.3-minute walk to Iver Station (Elizabeth Line), c.26 minutes to Central London (Bond St), and close to the M4, M25 and Heathrow Airport.
- Single, contiguous landholding with clear access and efficient development configuration.
- Adjacent to the M25 (with 70 million annual car journeys), combining exceptional marketing visibility with a high-quality residential environment.
- Transaction via the acquisition of a conditional sale contract.
- Defined planning timeline with outline submission targeted May 2026 and anticipated consent by September 2026.
- The deadline for expressions of interest in the acquisition of the site is noon Thursday 25th June 2026.



200

New Homes



3

Minutes Walk to Iver Station



26

Minutes Commute to Bond St



11

Minutes to Heathrow Airport



Project Iver CGI

SITE OVERVIEW

SUMMARY

The site extends to approximately 14-acres and occupies a strategic position in Iver, within the highly sought-after Greater London commuter belt. It lies immediately adjacent to Richings Park, an established and affluent residential enclave, and is set within a well-defined local context characterised by a balanced mix of residential development and open land. Positive pre-application guidance from Buckinghamshire Council anticipates 200 units on site. Outline planning submission is targeted for May 2026.

The site is bounded by Thorney Lane South forming the western edge and Thorney Mill Road bounding the site to the south, providing strong accessibility. The land comprises a single, contiguous parcel, supporting a cohesive and efficient configuration with clear potential for comprehensive planning.

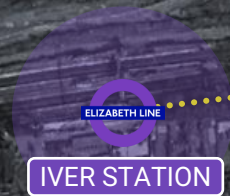
The property is held under two freehold titles, Title Number BM274953 and Title Number BM432228.

TENURE

Expressions of interest are invited on a freehold basis via acquiring the conditional sale contract.

LEGEND

- New Iver Station Pedestrian Access
- Bus Stops



DRAFT ILLUSTRATIVE MASTERPLAN

A highly sustainable, accessible, landscape-led masterplan that enhances biodiversity, creates high-quality green spaces, and provides a diverse mix of homes that respond to local housing needs whilst supporting community growth.









CONNECTIVITY



LOCATION OVERVIEW

Positioned in the well-connected village of Iver, the development benefits from immediate access to the **Elizabeth Line** at Iver Station, placing residents within easy reach of **Central London in under half an hour**. The nearby M4 motorway and M25 motorway provide excellent road connectivity, while **Heathrow Airport is just a short drive away**, offering unrivalled access for international travel. Combining the charm of a semi-rural setting with outstanding transport links, Iver represents a **highly accessible and increasingly desirable West London location**.

JOURNEY TIMES

-  **Iver Station**
180m (3 minutes)
-  **M4 (Junction 5)**
2.4 miles (7 minutes)
-  **M25 (via M4)**
4.5 miles (9 minutes)
-  **Uxbridge (Metropolitan Line)**
3.5 miles (12 minutes)
-  **Central London (Bond St)**
26 minutes
-  **Windsor (Town Centre)**
7.5 miles (15 minutes)
-  **Heathrow Airport (by road)**
4.1 miles (11 minutes)
-  **Brunel University (Uxbridge)**
4.4 miles (15 minutes)

LOCATION, SITE & CONTEXT

HIGHWAYS NETWORK

- The site enjoys direct frontage onto Thorney Lane South, connecting north to Iver village and south to the A412 Uxbridge Road and the wider strategic network. Junction 15 of the M25 and Junction 4 of the M4 are both within close reach, delivering swift vehicular access to central London, Heathrow Airport, and the Thames Valley corridor.
- The Thorney Lane frontage is well suited to a primary vehicular access point, with scope for secondary and pedestrian-oriented connections that would further enhance permeability and integration with surrounding roads and footpaths.

WALKING & CYCLING

- Iver Station, on the Elizabeth Line, sits approximately 180 metres from the site, placing London's most significant rail connections within comfortable walking distance.
- Existing footways along Thorney Lane South link directly to the station and village, with onward routes to local schools, amenities, and open space.
- Development of the site presents a clear opportunity to build on these foundations: internal green corridors, shared use paths, and new pedestrian and cycle connections to the wider network would embed active travel at the heart of any new community and strengthen ties to the surrounding settlement and countryside.

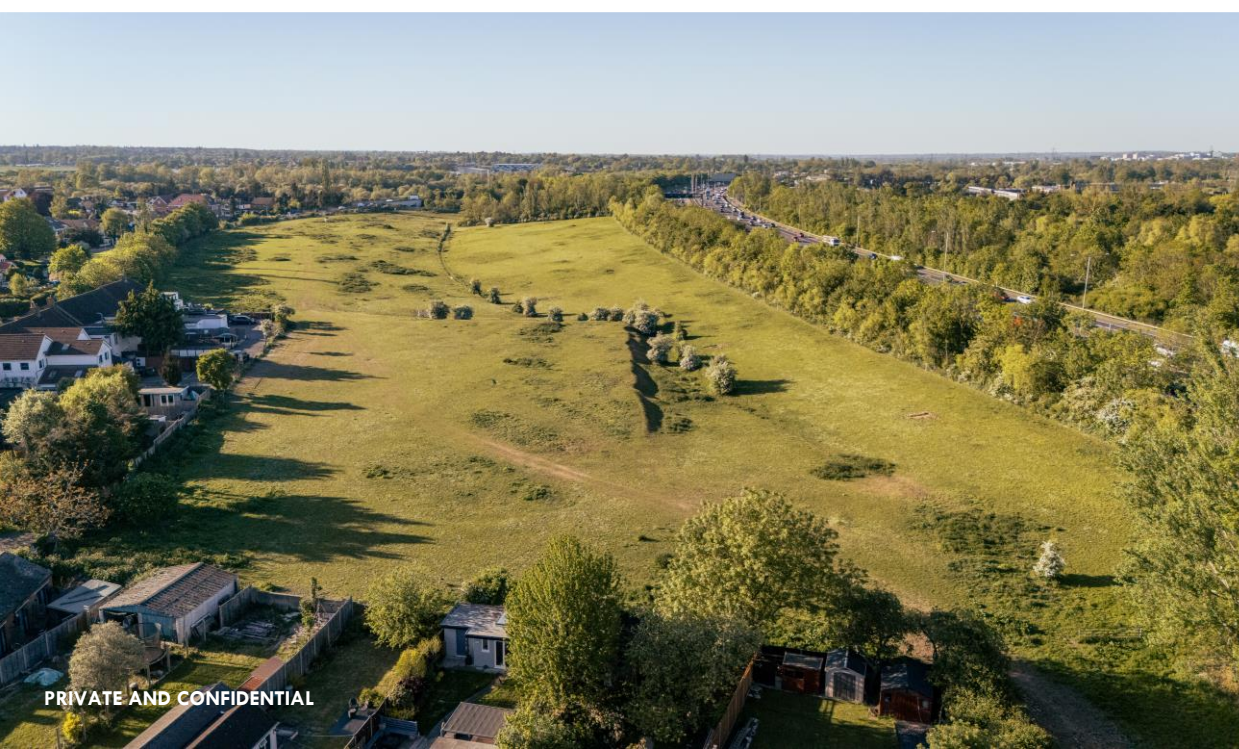
PUBLIC TRANSPORT

- The site's public transport credentials are exceptional. Iver Station, reachable in under three minutes on foot, delivers frequent Elizabeth Line services to London Paddington, Bond Street, Canary Wharf, Reading, and Heathrow, placing the site firmly within the capital's commuter geography.
- Local bus services along Thorney Lane South and the A412 extend this reach to Uxbridge, Slough, and West Drayton, providing practical, everyday alternatives to the private car.
- Collectively, these connections represent a level of accessibility that is rarely achieved at sites of this scale and character.

SERVICES & FACILITIES

- Iver village provides a comprehensive range of day-to-day amenities, including primary schools, convenience retail, healthcare, and community facilities.
- The nearby centres of Uxbridge, Slough, and West Drayton, each accessible by train or road within minutes, broaden this offer considerably, encompassing higher-order retail, further and higher education, and significant employment clusters.
- This combination of local provision and wider connectivity positions the site within a genuinely sustainable location: one that can accommodate new development with confidence, without placing disproportionate demand on existing infrastructure.

SITE AERIALS



PRIVATE AND CONFIDENTIAL

DIVER SILISCO

TRANSACTION OVERVIEW

PLANNING AND TIMING

- The site is located in Buckinghamshire Council. Outline planning application is scheduled for submission in May 2026, with approval anticipated by September 2026.
- The deadline for expressions of interest in the acquisition of the site is noon Thursday 25th June 2026. Formal bids will be called shortly thereafter.

METHOD OF SALE

- Silisco Capital and DIVOP in Joint Venture are inviting offers on Project Iver via the purchase of the conditional sale contract ("the Contract"). The Contract is wholly owned by the Joint Venture.
- Bids anticipate acquisition on grant of outline planning.

TENURE

- The site is held freehold and is available with Vacant Possession upon legal completion. There are no tenancies within the site.

VIEWING ARRANGEMENTS

- The site can be viewed from Thorney Lane South but please contact Silisco Capital before viewings if site access is required.

DATAROOM

- A comprehensive suite of planning, legal and technical documents can be accessed upon request.



Draft Illustrative Plan



CONTACT INFORMATION

CONTACT

For further information and access to the data room please contact:

JOHN WARD

john@siliscocapital.com

Chairman

Silisco Capital

DAMIEN LEONARD

damien@siliscocapital.com

Investment Director

Silisco Capital

Important Notice: The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All information contained in these particulars is for guidance and general information only and will be used at your own risk. The particulars have been produced in good faith. We have made reasonable endeavours to ensure the accuracy of this information, however, we do not guarantee or warrant the accuracy or completeness or factual correctness or reliability of any information contained within. We do not accept any liability for any errors or omission including any inaccuracies or typographical errors. All maps and plans are provided for identification purposes only. Any intending purchasers or third parties should not rely on these particulars as statements of fact, but satisfy themselves by inspection or otherwise that they are correct and accurate especially in relation to areas and other measurements. Any intending purchaser or third parties must satisfy themselves independently as to the accuracy of this information. Subject to contract.