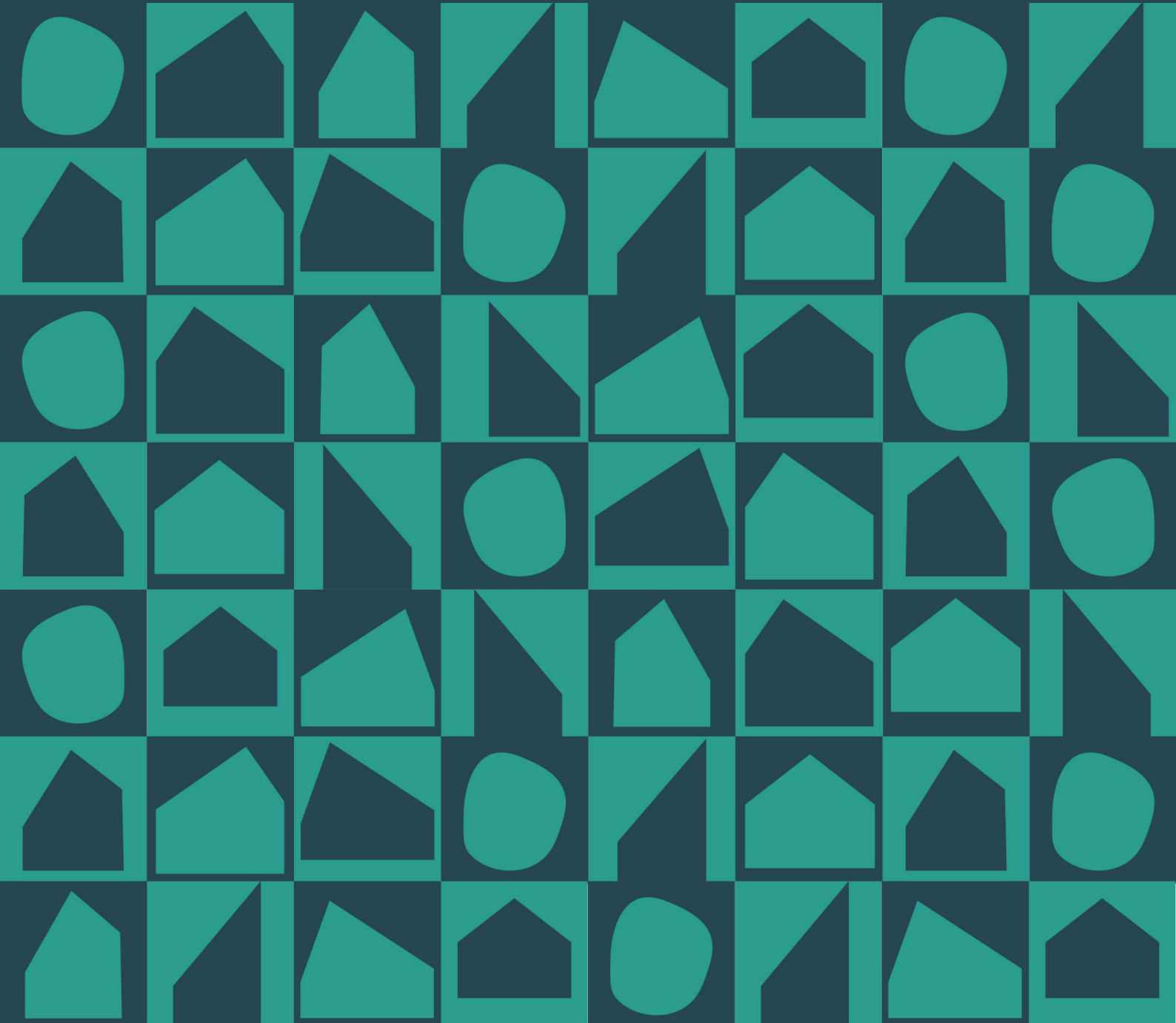
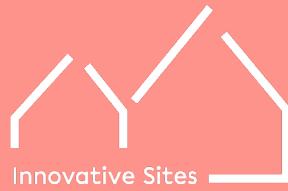




# Site Particulars





# Highland Avenue



Aerial View over Highland Avenue site

**Site  
Area:  
0.06 ha**

**Address:**

Garage site at Highland Avenue, Dagenham RM10 7AS

**Description:**

The site is located 1 mile from Dagenham East (20-minute walk) PTAL 1a. Access is via a double lane (35m in length). Freehold sale available, subject to planning.

**Landowner:**

The Mayor and Burgesses of the London Borough of Barking and Dagenham.

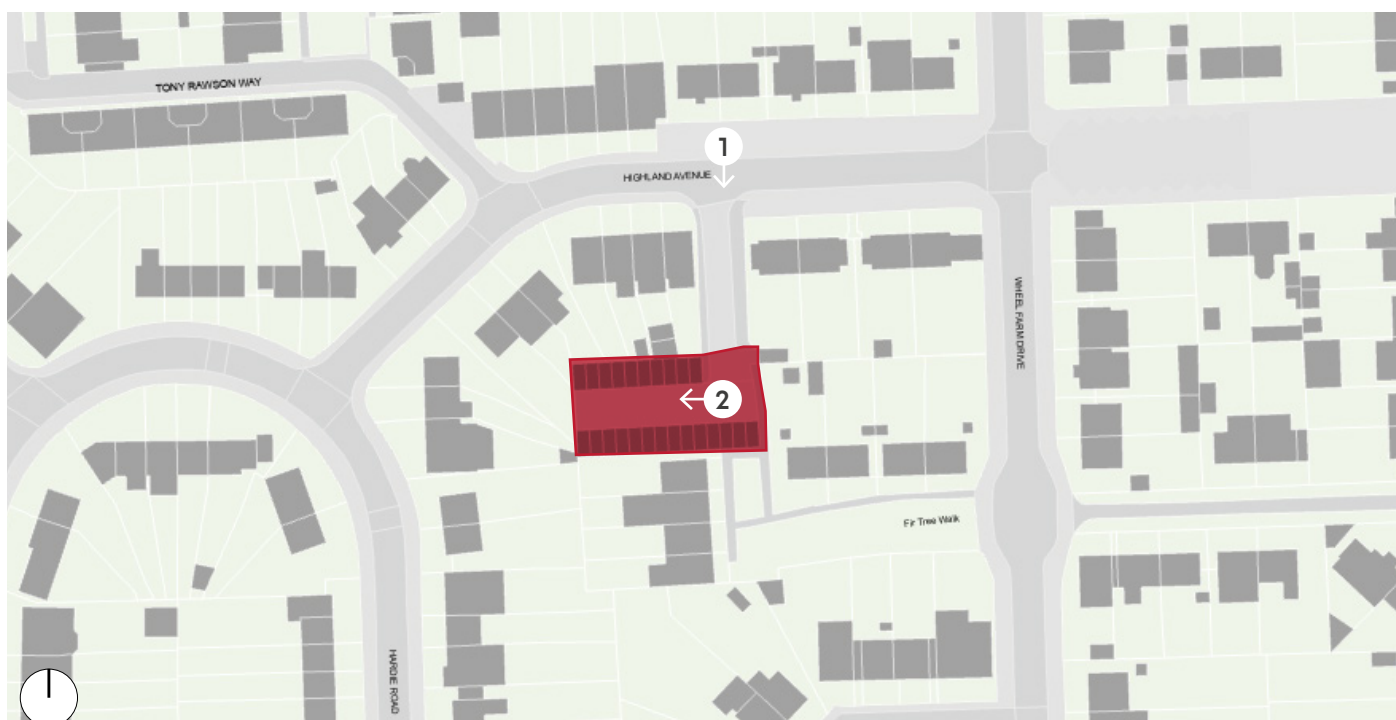




View of the site approach from Highland Avenue



View of the site looking west toward Hardie Rd



OS Map of Highland Avenue site and the surrounding context

## GLA Small Sites Programme

The London Borough of Barking & Dagenham and Be First are bringing forward a number of small sites as part of the GLA Small Sites Programme. The programme is intended to:

- build new homes for local people
- increase the supply of new and genuinely affordable homes.

## Site Description

The site is located 1 mile from Dagenham East (20-minute walk) PTAL 1a. Access is via a double lane (35m in length). The site currently comprises garages and hard landscaped access. It

is enclosed by adjacent properties and rear gardens which would need to be factored into design development to ensure no adverse impact upon privacy and overlooking for both existing and future site residents.

**Title number: EGL400720 & EGL400559**

## Technical Information

Detailed technical and legal information on the site can be downloaded from the GLA Small Sites marketing portal, including:

- Title Report and Searches
- Underground Services (Desktop)
- Topographical Survey
- Geotechnical & Contamination Survey
- Historical maps
- Asbestos Survey
- Party Wall Survey
- Unexploded Ordnance Survey
- Flood Risk Assessment
- Ecology & Arboricultural Survey
- Archaeological Survey
- Vibration & Acoustic Survey
- Rights of Light / Daylight & Sunlight Surveys
- Highways & Access Assessment
- Planning Assessment / PiP

N.B. Due diligence reporting was conducted in 2021.

## Planning Statement

The site is undesignated for the purposes of planning. None of the existing buildings are listed, either statutorily or locally, and the site does not fall within a conservation area.

There are no planning records for the site on LBBD's online planning register (accessed 20 July 2021).

The use of small brownfield sites to deliver residential homes is supported, in principle, by London Plan policy H2.

## Important to Note

- Flood Zone 1 (Low Risk).
- Utility services found in survey area.
- Medium risk of Unexploded Ordnance.
- Neighbouring properties may require access licenses
- The site has public rights of way providing access from Highland Road to Wheel Farm Drive via Fir Tree Walk which must be retained.
- Sprinkler requirement likely. Dry fire main inlets to be provided within site due to limited fire service access.

## Legal Information

**Report on Title:** The freehold of the site is held by The London Borough of Barking & Dagenham under title number **EGL400720**. Title documents and a summary report will be made available via the GLA Small Sites Small Builders marketing portal, however purchasers will be expected to rely on their own enquiries in relation to title matters.

## Method of Sale

Freehold sale of the site will be by way of informal tender. Further information can be found in the Heads of Terms and conditions of sale provided.

The London Borough of Barking and Dagenham are seeking subject to planning offers. The purchase price will be subject to stamp duty.

## Special Condition(s):

Due to size and layout constraints more than 10 units on this site is considered unlikely, which is the minimum required for affordable housing to be delivered. Should a scheme trigger affordable housing, 50% is expected on public sector land. Tenure mixes are expected to be in line with the Planning Note provided.

Proposals should aim to be zero carbon in operation and are required to be designed in accordance with the London Plan's energy hierarchy. A minimum 10% of carbon savings should come from energy efficiency measures alone.

## Viewings

Potential bidders are free to view the outer perimeter of the site.

## How to bid

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal.



## Hearts & Minds, Bricks & Mortar

### Contact Details:

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal. For any further enquiries con Be First via

Email: [Innovative-sites@befirst.london](mailto:Innovative-sites@befirst.london)

