

For Sale

Residential Development Opportunity

On behalf of Transport for London

February 2018

Land at Portree Street, Poplar, E14 0HT

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Vacant plot located in Tower Hamlets
- Site area approximately 0.08 acres (0.03 hectares)
- Long Leasehold (250 years) for sale via informal tender
- Subject to planning offers invited
- Bid deadline 12 noon Friday 23rd March 2018



GLA Small Sites Programme

TfL is delivering a number of small sites to the market as part of a pilot scheme for the GLA's Small Sites Programme. The programme is intended to:

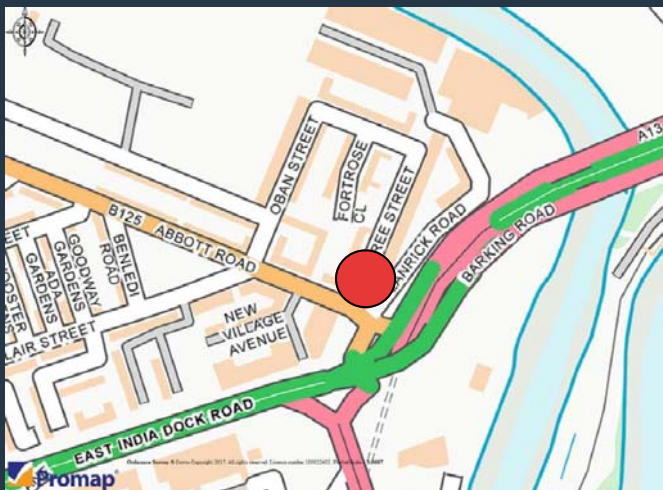
- Bring small publicly owned sites forward for residential-led development
- Invigorate new and emerging 'sources of supply' including small developers, small housing associations, community-led housing groups and self builders.

Location

The site is situated on Portree Street in Poplar. Portree Street provides access to East India Dock Road (A13) via Abbot Road, which provides direct access to the City of London and the M25 motorway.

The site is located 0.3 miles east of East India DLR station, which provides regular services to Bank Underground Station in circa 10 minutes. The site also lies approximately 0.5 miles to the west of Canning Town London Underground Station, which provides direct access to London via the Jubilee Line.

The surrounding area comprises a mixture of residential, commercial and industrial uses. The main local amenities and shops are situated on East India Dock Road, circa 0.5 miles to the west of the site, whilst Westfield Shopping Centre is located approximately 2 miles to the north of the site.



Description

The site as shown indicatively edged red on the site plan measures approximately 0.08 acres (0.03 ha) and comprises a vacant triangular plot of low lying vegetation with one mature tree. There is a slight gradient from the south east down to the north west.

The site is accessed directly from Portree Street on its western boundary. The site is adjacent to Lanrick Road on its eastern boundary and abuts Abbott Road at its southern boundary. There is a two storey end of terrace house located at the site's northern boundary (4 Portree Street).

It is understood that the site previously comprised an industrial unit before the site was acquired to enable construction works associated with the A13 flyover.

Information Pack

The following information can be downloaded from the GLA Small Sites marketing portal:

- Topographical survey including buried services and ground penetrating radar
- Geotechnical and Geo-Environmental desk study
- Preliminary tree survey report
- Archaeological desk top review
- Ecological assessment
- Flood risk review
- Technical report summary
- Planning statement
- Report on title
- Buried Services/Utility Searches
- Replies to CPSEs
- Draft legal documentation

Planning

The site is not allocated for a specific use and is not situated within a Conservation Area.

There are no active planning applications or permissions for a change of use or redevelopment of the site at present.

TfL have made initial enquiries with the London Borough of Tower Hamlets' Planning Department who have noted that the principle of residential use is likely to be acceptable on the site subject to compliance with the relevant policies and standards.

TfL has provided a more detailed planning statement on the site which can be viewed on the GLA Small Sites marketing portal.

GVA

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

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February 2018

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Title

The site is held freehold by Transport for London under title number EGL432990. TFL will grant a 250 year lease over the plot. Title documents and a summary report can be downloaded from the GLA Small Sites marketing portal, although purchasers will be expected to rely on their own enquires in relation to title matters.

Draft Documentation

Template legal documentation has been developed for use as part of the GLA Small Sites Programme. This is available on the GLA Small Sites marketing portal and includes a summary explaining how the documents work.

Viewings

The site can be viewed externally from Portree Street and Lanrick Road.

VAT

The purchase price will be exclusive of any VAT. However, we understand that TFL has not exercised its option to tax the property.

Terms

We are seeking subject to planning offers via informal tender. All bids should be submitted on a specific bid proforma available on the GLA Small Sites marketing portal and emailed to PortreeStreet@london.gov.uk by 12 noon on Friday 23rd March 2018.



The site's western boundary

For further information please contact:

Isabelle Garner

Isabelle.garner@gva.co.uk

0207 911 2191

Isabelle Shayegan

Isabelle.shayegan@gva.co.uk

0207 911 2781

Adnan Erigat

Adnan.erigat@gva.co.uk

0207 911 2339

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