



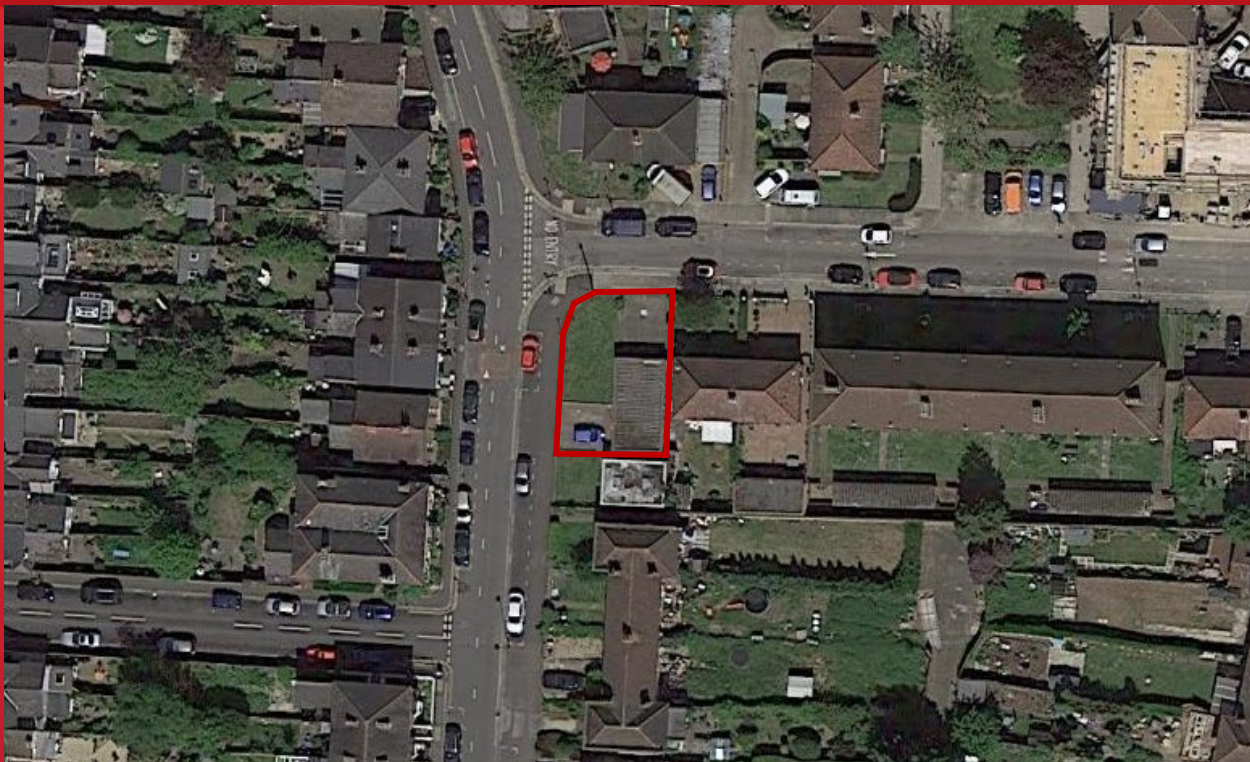
# London Borough of Hounslow

## Residential Development Opportunity

On behalf of London Borough of Hounslow

**Land adjacent to 60 Magdala Road,  
Isleworth, TW7 7DD**

- *Plot of land with excellent development potential*
- *GLA's Small Sites Small Builders Programme*
- *Long leasehold for sale via informal tender*
- *Unconditional and subject to planning offers invited*



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# Introduction and Background

## Small Sites, Small Builders

The Greater London Authority's Small Sites, Small Builders programme aims to bring forward small publicly-owned plots of land for residential development by small-sized housebuilders, housing associations, community-led housing groups and other small-scale developing organisations.

As part of this programme, the London Borough of Hounslow is releasing a number of small sites to the market, specifically for sale to Registered Providers.

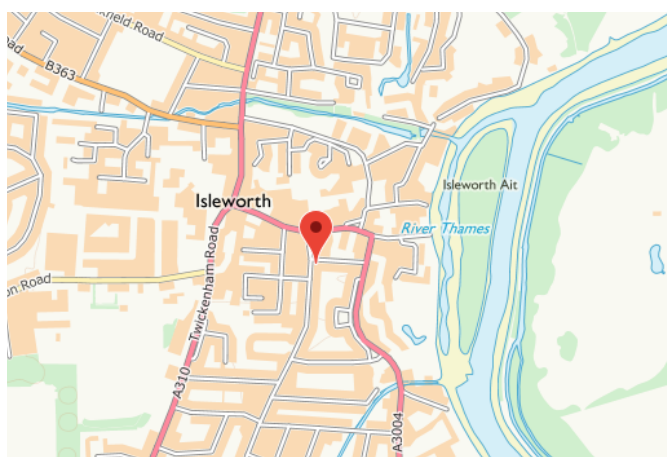
## Description and Location

The site is located on the corner of Worple Road and Magdala Road in Isleworth, adjacent to number 60 Magdala Road.

It is approximately 0.8 miles to the south east of Isleworth Station, which is served by regular South Western Railway trains to London Waterloo, Weybridge and Mortlake. The local bus network is accessible from nearby South Street and Richmond Road.

The predominant use in the immediate locality is residential. The wider area is mixed use with a number of commercial, properties along South Street.

In total, the site is approximately 0.053 acres (0.021 ha) in size and comprises four garages, hardstanding and amenity grassland. The site is bound by Magdala Road to the north and Worple Road to the west with semi-detached and terraced properties on the other side of the roads. A storage shed sits to the south of the site. A semi-detached house and its associated front and back garden border the site from the west.



## Site Details

### Planning

The site forms part of Isleworth Riverside Conservation Area. The characteristics of the surrounding locality will need to be given due consideration in any design proposal for the site.

### Important to note

- The site is located in a Conservation Area and there is a tree of moderate quality near the site.
- The site has potential to contain archaeological remains. The Greater London Archaeological Advisory Service should be engaged early in the planning process
- All neighbouring properties are residential and would need to be assessed for sunlight and daylight.
- There is a public sewer near the site.
- The site is subject to rights benefitting adjoining tenants and third parties.



View of the site from Magdala Road

# Further Information

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

- Archaeological desktop appraisal
- Asbestos demolition survey
- Ecological assessment
- Flood risk review
- Geotechnical and geo-environmental desk study
- Highways due diligence report
- Noise and vibration desk study
- Party wall assessment
- Rights of light/ daylight & sunlight preliminary desk-top assessment
- Report on title
- Topographical and utility mapping survey
- Tree survey report
- Unexploded ordnance survey

# Terms of Sale

## Method of sale

The development land will be sold by way of informal tender. The London Borough of Hounslow are seeking unconditional offers and / or subject to planning offers. The purchase price will be exclusive of any VAT.

## Tenancy

A long lease of 250 years will be granted over the subject site. The land will continue to be held freehold by the Mayor and Burgesses of the London Borough of Hounslow under title number MX104497.

## Viewings

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

## Special Condition

The site needs to be delivered as 100% Affordable Housing. The preference from the Council is to maximise the amount of London Affordable Rent units on the site, but consideration will be given to other affordable housing tenures.

## Contacts

Potential bidders are requested to make any enquires to the London Borough of Hounslow:

Phone: 020 8583 6034

Email: [5000.pledge@hounslow.gov.uk](mailto:5000.pledge@hounslow.gov.uk)



View of the site from the southern boundary

# Important Notice

## Red Loft give notice that:

1. Red Loft have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measures or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise.
3. The brochure was prepared by Red Loft but relied upon information provided by the London Borough of Hounslow and third party consultants.
4. Red Loft is not responsible for the coordination of the bidding process. The London Borough of Hounslow will take all queries from bidding parties, coordinate and review the bids, and process the disposal of the site.

The logo for Red Loft, featuring the word "redloft" in a white, lowercase, sans-serif font. The background is a solid red color with a large, curved, darker red shape on the left side.

#### **OUR HEAD OFFICE**

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