

For Sale

Residential Development Opportunity

On behalf of Transport for London

February 2018

Land at Aylesbury Street, Neasden, NW10 0AP

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Vacant plot located in Neasden
- Site area approximately 0.30 acres (0.12 hectares)
- Long Leasehold (250 years) for sale via informal tender
- Subject to planning offers invited for affordable housing
- 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 Aylesbury Street in Neasden and is located approximately 0.2 miles to the west of the North Circular, which provides access to central London. The site is adjacent to the A4088, which connects to the North Circular Road via Neasden Lane.

The site is situated approximately 0.6 miles north west of Neasden underground station (Jubilee Line), which provides regular services to Bond Street in 20 minutes.

The surrounding area comprises predominantly residential uses, with commercial uses along Neasden Lane and the A4088. Brent Reservoir is also located 0.3 miles to the north east of the site and there are several green spaces nearby including Gladstone Park and Welsh Harp open space.

Description

The site measures approximately 0.30 acres (0.12 ha) in size and comprises a vacant plot, which is covered with grass, trees and other vegetation. The site is situated between Aylesbury Street and West Way at its north western and south eastern boundaries respectively.

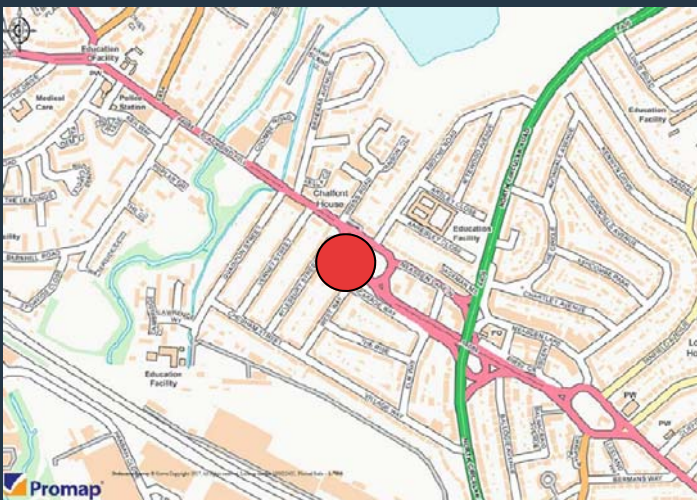
The pavement and public highway abuts the site's north eastern boundary, beyond which is the A4088. The south western boundary of the site abuts a tarmacked access way running along the northern boundary of a neighbouring property on Aylesbury Street. It also adjoins the northern boundary of a neighbouring property on West Way.

The site can be accessed directly from Aylesbury Street, West Way or the A4088.

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
- Ecological assessment
- Technical report summary
- Planning statement
- Report on title
- Buried Services/Utility Searches
- Replies to CPSEs
- Draft legal documentation



The site facing north west from West Way/A4088 junction

GVA

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

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February 2018

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Planning

The site is not allocated for any specific use. However, the north western half of the site falls within Neasden Village Conservation Area.

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

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

Title

The property is held freehold by Transport for London under title numbers MX319110, MX334076, MX67750, NGL182171, P35177, P40686 and P41025. 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 Aylesbury Street, West Way and the A4088.

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.

Offers are sought from housing associations, community-led organisations or other providers of affordable housing. Proposed schemes are expected to be residential-led, comprising 100% affordable housing.

TfL will accept any form of affordable housing product that complies with the London Plan's Housing Supplementary Planning Guidance document.

All bids should be submitted on a specific bid proforma available on the GLA Small Sites marketing portal and emailed to AylesburyStreet@london.gov.uk by 12 noon on Friday 23rd March 2018.

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