

For Sale

Residential Development Opportunity

On behalf of Transport for London

February 2018

Land at Beechwood Avenue, Finchley, N3 3AU

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Overgrown plot situated on the North Circular
- Site area approximately 1.42 acres (0.58 hectares)
- Long Leasehold (250 years) for sale via informal tender
- Subject to planning offers invited for 50% 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:

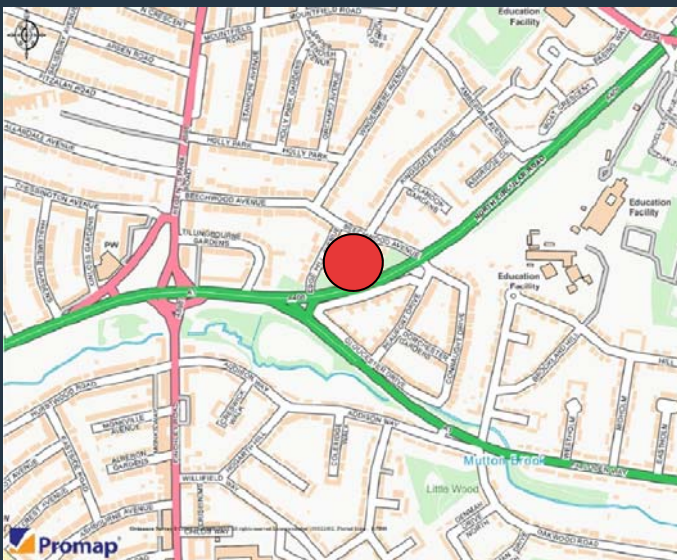
- Bring small publicly owned sites forward for residential-led development
- Invigorate new and emerging 'sources of supply' including small developers, small housing associations, community-led housing groups and self builders.

Location

The site is situated on Beechwood Avenue in Finchley and is located next to the North Circular Road, which provides access to central London as well as the M1 motorway. Falloden Way (A1) is also less than 0.1 miles to the south of the site and provides direct access to central London.

The site is located 0.7 miles south of Finchley Central Underground Station (Northern line), which provides regular services to Charing Cross Underground Station in circa 25 minutes.

The surrounding area comprises predominantly residential uses, with a number of schools and universities within close proximity. The main local amenities and shops are situated in Finchley town centre, circa 0.8 miles to the north of the site, whilst Brent Cross Shopping Centre is located approximately 1.5 miles to the south west of the site.



Description

The site as shown indicatively edged red on the site plan measures approximately 1.43 acres (0.58 ha) in size and is positioned between Beechwood Avenue and Edge Hill Avenue at its eastern and western boundaries respectively. The site comprises several mature trees and considerable amounts of vegetation.

The site is currently enclosed by wooden hoardings but could be accessed directly from Beechwood Avenue or Edge Hill Avenue. The pavement and public highway abuts the site to the south, beyond which is the North Circular dual carriageway. The northern boundary abuts the rear boundaries of residential detached properties.

The area as shown hatched brown on the site plan is owned freehold by TfL, but has recently been occupied without permission by an adjacent landowner. TfL is in the process of recovering the land. The area as shown hatched green on the site plan has been occupied under licence by an adjacent landowner. The licence can be terminated on 6 months notice.

Bidders should assume that both of these areas as shown hatched brown and hatched green on the site plan respectively will be included within the site and vacant possession will be provided on completion.

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 top and intrusive studies)
- Preliminary Tree survey report
- Ecological assessment (including assessment of Japanese knotweed)
- Technical report summary
- Planning statement
- Report on title
- Buried Services/Utility Searches
- Replies to CPSEs
- Draft legal documentation

Some parts of the site are currently inaccessible, due to the amount of vegetation present. On site survey work has been limited to areas that are accessible.

GVA

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

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February 2018

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Japanese Knotweed

Japanese knotweed has been identified on part of the site. It is expected that the developer will undertake remediation works during the contractual conditional period (whilst planning permission is being sought). The remediation works will be carried out at the developer's cost but the cost of the remediation works will be reimbursed by TfL in the event that planning permission is not obtained, subject to TfL's approval of the contractor, method statement and the form of warranty.

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 Barnet's 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. Scheme design will need to take account of the form and scale of development in the area and will need to consider mitigation measures for noise and air quality.

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

Title

The site is held freehold by Transport for London under title number AGL71000. 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

Viewings are by appointment only. Should you wish to arrange a viewing, please use the contact details below. The site can also be viewed externally from Beechwood Avenue, Edge Hill Avenue and the North Circular Road, although the site is hoarded and access is therefore limited.

VAT

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

Terms

We are seeking subject to planning offers via informal tender.

Bids should be based on the site as shown edged red on the site plan. Proposed schemes are expected to be residential-led and should provide 50% affordable housing (by habitable room). Subject to viability, the affordable housing tenure will be split to be compliant with Policy H7 in the Draft London Plan and with the Barnet Local Plan. For reference, Policy H7 of the Draft London Plan can be found at www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/chapter-4-housing/policy-h7-affordable-housing-tenure

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



Western boundary of the site along Edge Hill Avenue

For further information please contact:

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