

For Sale

Residential Development Opportunity

On behalf of Transport for London

February 2018

Land at Bridge View, Hammersmith, W6 9DD

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Vacant plot located in Hammersmith
- Site area approximately 0.13 acres (0.05 hectares)
- Freehold for sale via informal tender
- Unconditional and 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 Bridge View in Hammersmith and is adjacent to the Hammersmith flyover (A4). Bridge View provides access to a slip road connecting to the Great West Road (A4), which provides access to Central London, the M4 and the M25 motorway.

The site is situated approximately 0.3 miles south west of Hammersmith Underground Station (District, Piccadilly, Circle and Hammersmith & City Lines), which provides regular services to the West End (Green Park Underground Station) in 15 minutes.

The surrounding area comprises predominantly residential uses, with local shops and amenities located approximately 0.1 miles to the north of the site on Hammersmith Broadway.

Description

The site as shown indicatively edged red on the Plan above measures approximately 0.13 acres (0.05 ha) in size and is adjacent to the junction of Bridge View at its eastern boundary and the slip road to the Hammersmith Flyover at its northern boundary. The site is accessed via Bridge View.

The site's southern boundary abuts a two storey semi-detached house (22 Bridge View), with open space located at both the southern and western boundaries.

The site predominantly comprises informal open space with several mature trees and ruderal vegetation along the site's southern boundary. The site is designated as highway. TfL as highway authority currently has no objection to an application for a stopping up order to allow development to take place. There is a tarmacked area to the eastern boundary fronting Bridge View accommodating two car parking spaces. These car parking spaces are located on the site and within the freehold ownership of Transport for London but are currently designated as London Borough of Hammersmith and Fulham adopted highway.

Information Pack

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

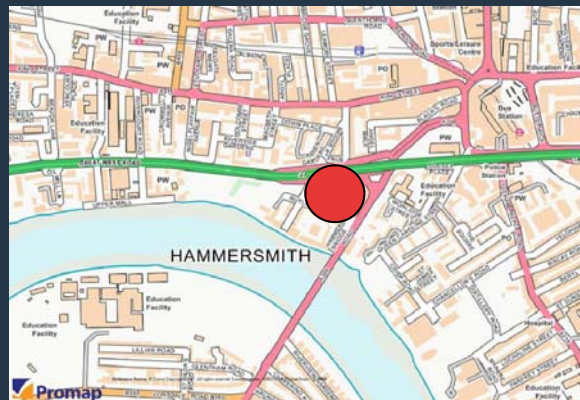
- Topographical survey including buried services and ground penetrating radar
- Geotechnical and Geo-Environmental desk study
- Preliminary Tree survey report
- Ecological assessment
- Flood risk review
- Technical report summary
- Planning statement
- Report on title
- Buried Services/Utility Searches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

Planning

The site is not allocated for any specific use but is situated within The Mall Conservation Area. Any development will need to take full account of the character and appearance of the Conservation Area and should seek to preserve or enhance it. 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 Hammersmith and Fulham Planning Department. The principle of residential use may be acceptable on the site, subject to issues of noise and air quality being resolved. Mitigation for loss of the two car parking spaces may also be required.

TfL have provided a 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 numbers BGL73145 and BGL79308. TFL will sell the freehold of the site. 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 Bridge View and the northern slip road leading to the Hammersmith flyover.

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 unconditional offers and / or 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 BridgeView@london.gov.uk by 12 noon on Friday 23rd March 2018.



Facing south east from Hammersmith Bridge Road/Flyover

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