

For Sale

Residential Development Opportunity

On behalf of Transport for London
March 2019

424 Upper Richmond Road, East Sheen, SW14 7JX

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Operational car wash and vacant retail and office space
- Site area approximately 0.12 acres (0.05 hectares)
- Freehold for sale via informal tender
- Unconditional and subject to planning offers invited
- Bid deadline 12 noon Friday 24th May 2019



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 located in the affluent London Borough of Richmond Upon Thames, in East Sheen. The site is located on the corner of Upper Richmond Road (West) and Clifford Avenue.

The site is located equidistant to Mortlake and North Sheen railway stations. Both stations are approximately a 10 minute walk away and are served by South Western Railway which provides regular train services into London Waterloo. Upper Richmond Road provides a regular bus route to Richmond, Wandsworth and Battersea.

The surrounding area is predominantly residential, with a small retail parade located to the east of the property.

The large open green space of Richmond Park is located approximately 1 mile to the south.

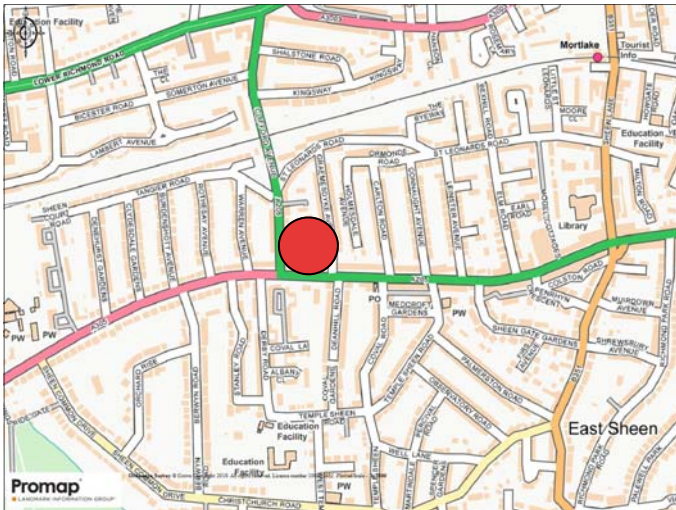
Description

The site extends to approximately 0.12 acres (0.05 ha). Vehicular access in and out of the site is currently via Clifford Avenue, immediately to the west of the site.

The site is rectangular in shape, with road frontage to its south and west border. The eastern boundary abuts a similar two storey terraced property with ground floor retail and residential accommodation above. To the north of the site sits a 2 storey semi-detached residential property.

The site itself is made up of 3 elements:

- A single storey building to the north west of the site abutting Clifford Avenue currently operated as Richmond Hand Car Wash and extending to approximately 1,055 sq ft (GIA). The lease can be terminated by 2 months written notice from TfL to provide vacant possession upon completion.
- A large 2 storey end of terrace property to the eastern boundary of the site fronting Upper Richmond Road. This comprises a vacant retail/commercial unit over the ground floor with ancillary office accommodation above. The 2 storey commercial building totals an area of approximately 1,823 sq ft (GIA).
- A large tarmacked forecourt over the southern and western portion of the site.



Avison Young

65 Gresham Street, London EC2V 7NQ

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Planning

The site currently benefits from sui Generis (car wash) and commercial/retail (vacant building) uses.

The site is not subject to any specific allocation and is not part of a Conservation Area. There are no active planning applications or permissions for a change of use or redevelopment of the site at present.

Given the location and underutilised nature of the site there is potential for residential development. A scheme may need to contain an element of employment use due to policies on employment retention. TfL have provided a planning statement on the site which can be viewed on the GLA Small Sites marketing portal.

Information Pack

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

- Topographical survey
- Geotechnical and Geo-Environmental desk study
- Archaeological assessment
- Technical report summary
- Buried Services/Utility Searches
- Planning statement
- Report on title
- Replies to CPSEs
- Draft legal documentation

Title

The site is held freehold by Transport for London under title number SY235585. TFL will dispose of the freehold interest in 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 Upper Richmond Road and Clifford Avenue.

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 smallsites@london.gov.uk by 12 noon on Friday 24th May 2019.

Facing the western boundary from Clifford Avenue



Facing the south eastern boundary from Upper Richmond Road

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