

For Sale

Residential Development Opportunity

On behalf of Transport for London

February 2018

46 Brentmead Place, Brent Cross, NW11 9LJ

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Vacant plot situated on the North Circular
- Site area approximately 0.08 acres (0.03 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

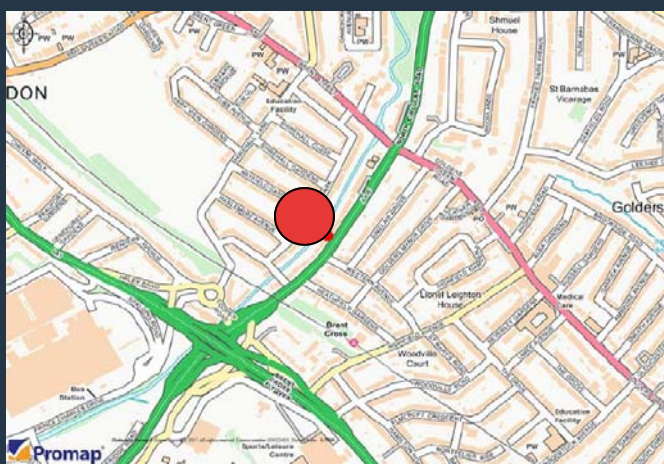
The site is situated on Brentmead Place (North Circular Road) in Brent Cross and is located approximately 0.7 miles to the south west of Junction 1 of the M1.

The site is located 0.1 miles north west of Brent Cross Underground Station (Northern Line), which provides regular services into Charing Cross Station within 25 minutes.

The surrounding area comprises predominantly residential uses, with a number of schools and Brent Cross Shopping Centre also within close proximity.

Description

The site measures approximately 0.08 acres (0.03 ha) in size and comprises a vacant rectangular infill plot of concrete hardstanding and vegetation secured by wooden hoardings. The site is positioned in between two detached bungalows on its north eastern and south western boundaries on Brentmead Place. The site previously comprised of one residential dwelling.



The River Brent lies to the rear of the site and there are further residential streets to the north west. The pavement and public highway abuts the front of the site, beyond which lies the North Circular dual carriageway.

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 and is not part of a Conservation Area.

Prior approval was granted in June 2014 for the demolition of the previous detached property at 46 Brentmead Place (application no: H/02284/14).

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



Facing north west towards the site from N Circular Road

GVA

St Catherines Court, Berkeley Place, Bristol BS8 1BO

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February 2018

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Title

The property is held freehold by Transport for London under title number MX303844. TFL will grant the freehold of 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 be viewed externally from Brentmead Place, 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 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 BrentmeadPlace@london.gov.uk by 12 noon on Friday 23rd March 2018.



Facing south west towards the site from N Circular Road

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