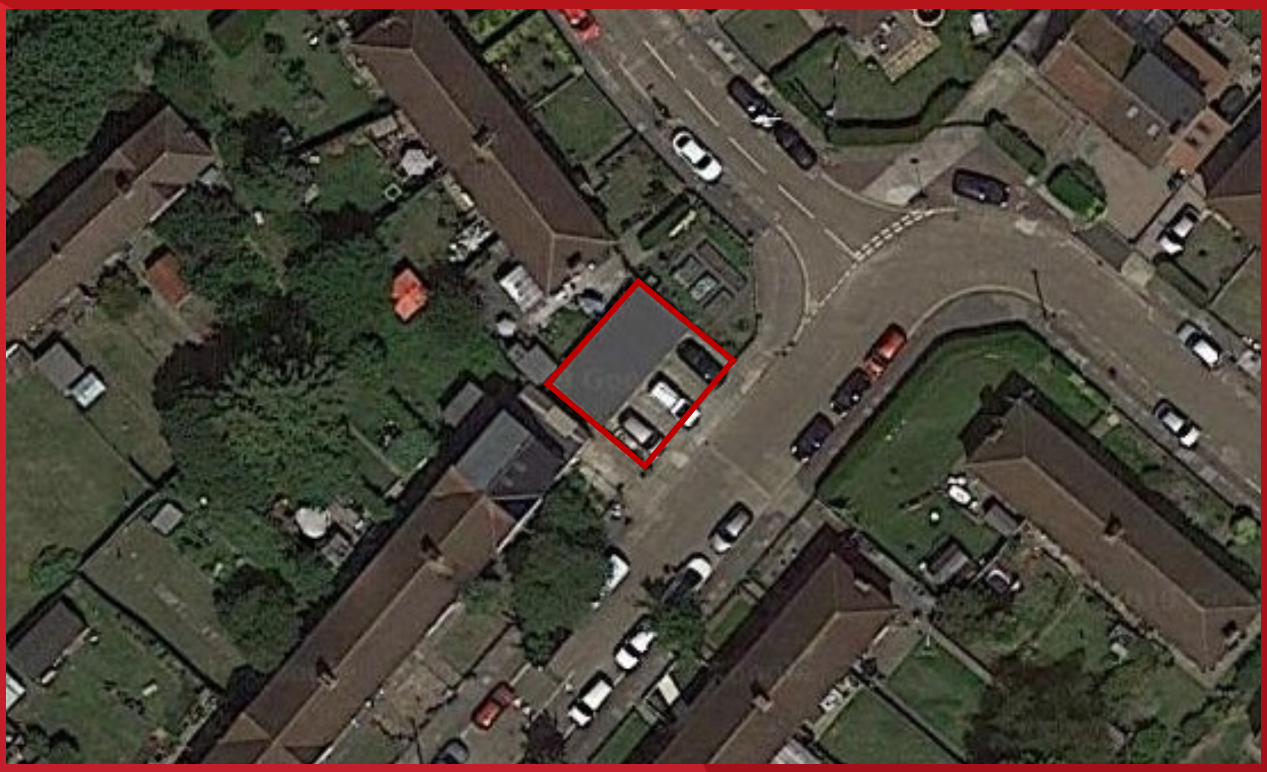
London Borough of Hounslow

Residential Development Opportunity

On behalf of London Borough of Hounslow

Land adjacent to 86 Beech Avenue, Brentford, TW8 8NH

- *Plot of land with excellent development potential*
- *GLA's Small Sites Small Builders Programme*
- *Long leasehold for sale via informal tender*
- *Unconditional and subject to planning offers invited*



redloft

Introduction and Background

Small Sites, Small Builders

The Greater London Authority's Small Sites, Small Builders programme aims to bring forward small publicly-owned plots of land for residential development by small-sized housebuilders, housing associations, community-led housing groups and other small-scale developing organisations.

As part of this programme, the London Borough of Hounslow is releasing a number of small sites to the market, specifically for sale to Registered Providers.

Description and Location

The site is located on Almond Grove in Brentford, adjacent to 86 Beech Avenue.

It is approximately 0.3 miles to the east of Syon Lane Station, which is served by regular South Western Railway trains to London Waterloo, Weybridge and Mortlake. The local bus network is accessible from nearby London Road and Syon Lane.

The predominant use in the immediate locality is residential. The wider area is mixed use with a number of commercial properties along Great West Road and a temple on Beech Avenue.

In total, the site is approximately 0.026 acres (0.010 ha) in size and comprises a row of three garages and hardstanding. The site is bound by the gardens of a end of terrace house to the north west and north east. The south eastern site boundary runs alongside Almond Grove, with a row of terraced houses and gardens on the opposite side. An end of terrace property fronting onto Almond Grove sits to the south west of the site.





Site Details

Planning

The site is not subject to use class allocations, and does not form part of a conservation area.

Important to note

- The site has potential to contain archaeological remains. The Greater London Archaeological Advisory Service should be engaged early in the planning process.
- All neighbouring properties are residential and as such would need to be assessed for sunlight and daylight.
- The site is subject to rights benefitting adjoining tenants and third parties.
- There is a foul and surface water drainage near the site.
- A number of service media apparatus are located near the boundaries of the site.



View of the site from the north east

Further Information

Detailed technical and legal information on the site can be downloaded from the GLA Small Sites marketing portal, including:

- Archaeological desktop appraisal
- Asbestos demolition survey
- Ecological assessment
- Flood risk review
- Geotechnical and geo-environmental desk study
- Highways due diligence report
- Noise and vibration desk study
- Party wall assessment
- Rights of light/ daylight & sunlight preliminary desk-top assessment
- Report on title
- Topographical and utility mapping survey
- Unexploded ordnance survey

Terms of Sale

Method of sale

The development land will be sold by way of informal tender. The London Borough of Hounslow are seeking unconditional offers and / or subject to planning offers. The purchase price will be exclusive of any VAT.

Tenancy

A long lease of 250 years will be granted over the subject site. The land will continue to be held freehold by the Mayor and Burgesses of the London Borough of Hounslow under title number AGL344478.

Viewings

Potential bidders are free to view the outer perimeter of the site.

Special Condition

The site must be delivered as 100% Affordable Housing. The preference from the Council is to maximise the amount of London Affordable Rent units on the site, but consideration will be given to other affordable housing tenures.

Contact

Potential bidders are requested to make any enquires to the London Borough of Hounslow:

Phone: 020 8583 6034

Email: 5000.pledge@hounslow.gov.uk



View of the site from Almond Grove

Important Notice

Red Loft give notice that:

1. Red Loft have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measures or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise.
3. The brochure was prepared by Red Loft but relied upon information provided by the London Borough of Hounslow and third party consultants.
4. Red Loft is not responsible for the coordination of the bidding process. The London Borough of Hounslow will take all queries from bidding parties, coordinate and review the bids, and process the disposal of the site.

www.london.gov.uk/smallsites

redloft

OUR HEAD OFFICE

Red Loft
24-28 Toynbee Street
London
E1 7NE