

For Sale

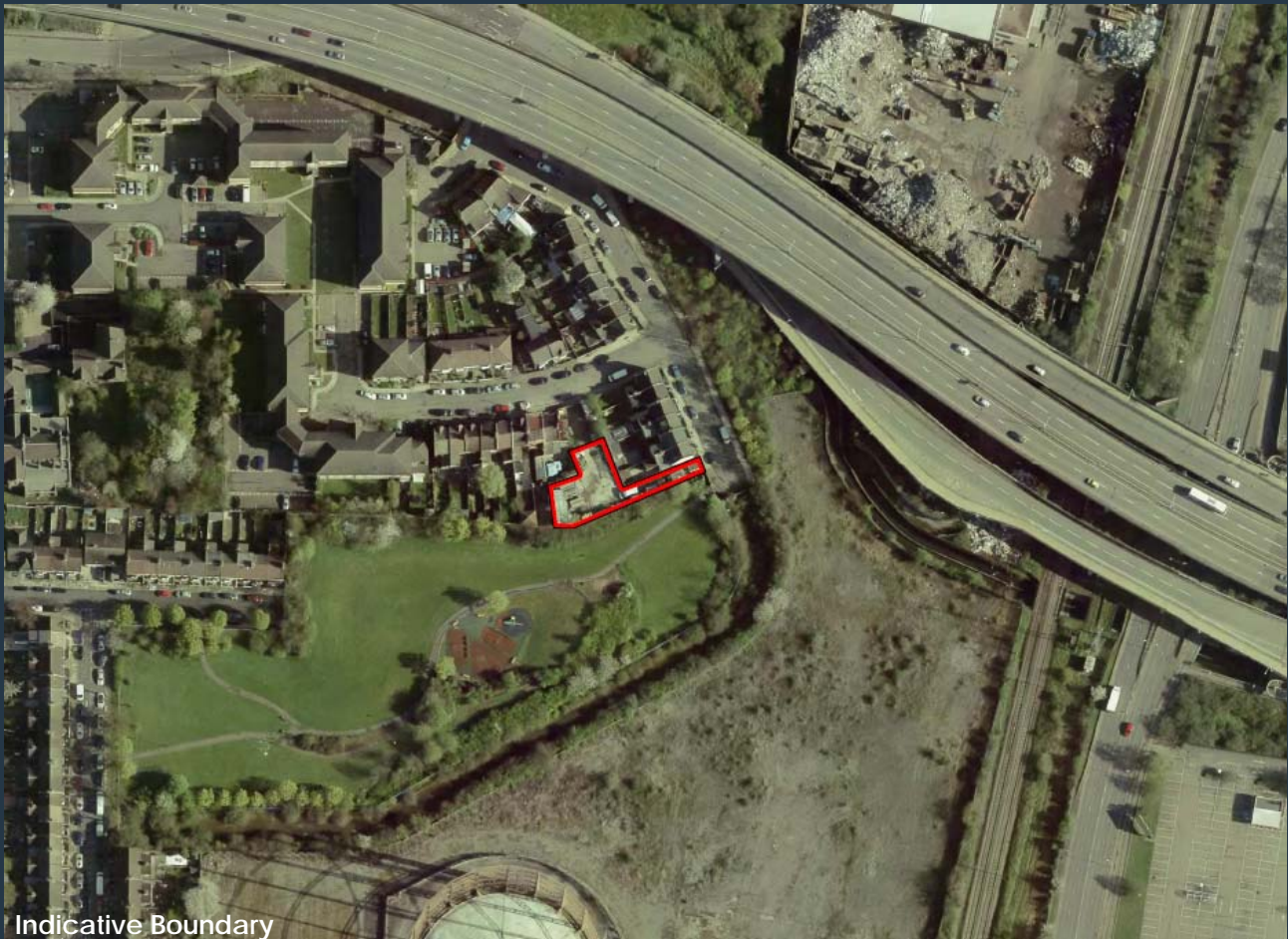
Residential Development Opportunity

On behalf of Transport for London

February 2018

Land at Albany Road, Edmonton, N18 2DY

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Backland plot located in Edmonton
- Site area approximately 0.13 acres (0.05 hectares)
- Long Leasehold (250 years) for sale via informal tender
- 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 Albany Road in Edmonton and is located approximately 100 meters to the south west of the North Circular, which provides access to the A10 and central London. The A10 also provides access to the M25 and is located approximately 4.8 miles to the north.

The site is located 0.4 miles from Angel Road train station, which currently provides services at peak hours to London Liverpool Street via Tottenham Hale in approximately 25 minutes. However, Angel Road train station will be at the centre of the Meridian Water Masterplan, a major London regeneration, and will see a significant upgrade with a new proposed line with a frequent service into London Liverpool Street.

The surrounding area comprises residential uses to the west, with a mixture of industrial and residential land to the north and south and with retail trade counter/ industrial uses to the east. The main local amenities and shops are situated on Fore Street which are located approximately 800 meters to the west of the site.



Description

The site measures approximately 0.13 acres (0.05 ha) in size and is currently occupied as a scaffolder's storage yard. The site is accessed directly from Albany Road, although the entrance is currently blocked by a brick wall.

The south western boundary of the site abuts Meridian Angel Primary School whilst the eastern boundary abuts the rear gardens of a number of terraced houses located on Albany Road.

There is an open boundary to the north of the site which comprises a further area of concrete hardstanding and vegetation with frontage on to Leopold Road.

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
- Flood risk review
- Technical report summary
- Planning statement
- Report on title
- Buried Services/Utility Searches
- Replies to CPSEs
- Draft legal documentation



Facing west towards the site from Albany Road

GVA

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

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February 2018

File number: 02B719234

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Planning

The site is not allocated for any specific use and there are no active planning applications or permissions for a change of use or redevelopment at present.

The open storage land adjacent to the site's northern boundary currently benefits from planning permission for subdivision of the site and an end of terrace 2-storey 3-bed dwelling with associated landscaping and car parking to the front of the site (application reference: 14/04793/FUL).

TfL have made initial enquiries with the London Borough of Enfield's Planning Department who have noted that the principle of residential use is acceptable on the site subject to compliance with the relevant policies and standards including those of excellent design quality.

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

Title

The property is held freehold by Transport for London under title number AGL146548. 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.

The Property is currently let for a 3 year term until 30 September 2019 for the storage of scaffold poles and board. The annual rent is £2,750. Either the landlord or the tenant may terminate the lease at any time upon 3 months written notice. The lease is contracted out of the Landlord and Tenant Act 1954.

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 Albany Road.

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 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 AlbanyRoad@london.gov.uk by 12 noon on Friday 23rd March 2018.



Facing north from the site towards Leopold Road

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