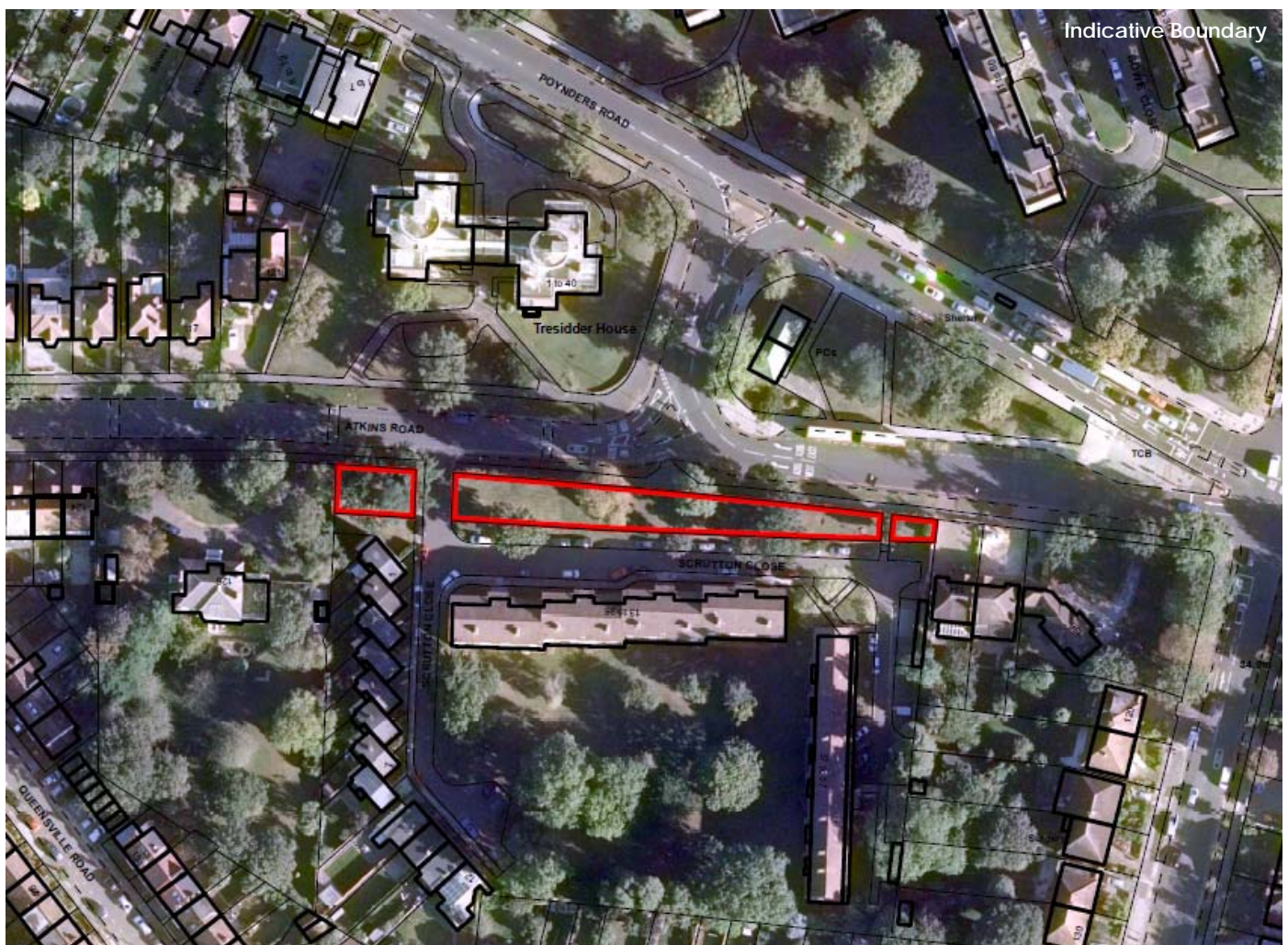


For Sale Residential Development Opportunity

On behalf of Transport for London
March 2019

Land on the south side of Atkins Road, SW12 0AW, Clapham

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- 3 vacant plots situated off the South Circular
- Site area approximately 0.23 acres (0.09 hectares)
- Long Leasehold (250 years) for sale via informal tender
- Subject to planning offers invited for 50% affordable housing
- 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 Clapham, near to Streatham Hill, in the London Borough of Lambeth. The site is situated to the south of Atkins Road and to the east and north of Scrutton Close.

Clapham South Underground Station is approximately a 15 minute walk (0.8 miles) to the north west of the site, and is served by the Northern Line.

The South Circular Road (A205) lies to the north and north east of the site providing access across London. Regular bus routes run along Atkins road and the nearby South Circular Road.

The site is located within an established residential area. The Laurels School, an independent prep school, is located within 100m of the western boundary of the site. The public open green space of Agnes Riley Gardens is within 200 metres west of the site.

Description

The site extends to approximately 0.23 acres (0.093 ha). The site comprises three parcels of land, split by Scrutton Close, where it joins Atkins Road to the west of the site, and also by a small footpath between Atkins Road and Scrutton Close to the east. The parcels of land are regular in shape and consist of green open space and a number of mature trees.

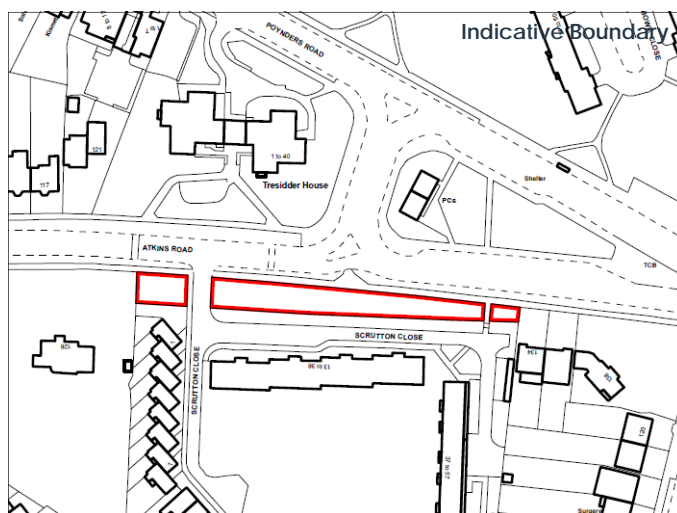
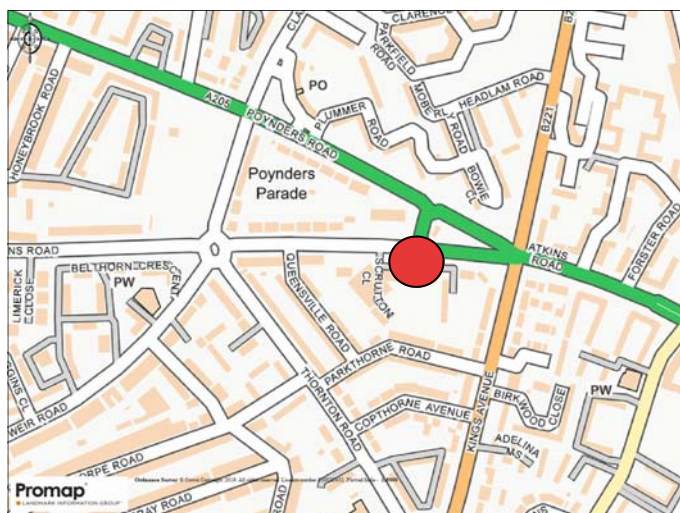
A purpose built 3 storey flatted development is located directly to the south of the site, whilst a 5 storey block is located to the north. Lower density semi-detached housing can be found to the west and east of the site.

Planning

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.

The site comprises underutilised amenity space serving the residents of Scrutton Close. It has no open space designation and is large enough to contain residential development, however the loss of amenity space may need to be justified. Regarding design, neighbouring properties will have to be taken into consideration in terms of overlooking, daylight and sunlight constraints.

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



Avison Young
65 Gresham Street, London EC2V 7NQ

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Information Pack

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

- Topographical survey
- Arboricultural assessment
- Archaeology desk based study
- Ecological assessment
- Geotechnical and Contaminated Land desk study
- Utility Searches
- Technical report summary
- Planning statement
- Report on title
- Replies to CPSEs
- Draft legal documentation

Title

The site is held freehold by Transport for London under title numbers TGL306431 and TGL43770. TFL will grant a 250 year lease over the whole 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 and accessed from Atkins Road and Scrutton Close.

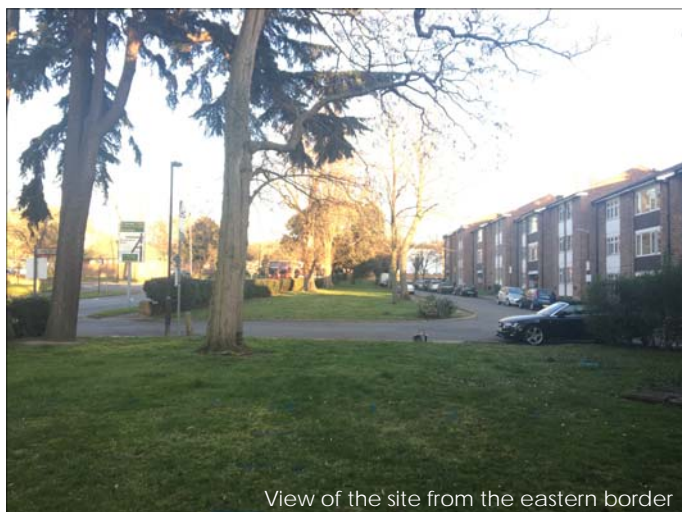
VAT

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 for schemes comprising 50% affordable housing.

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.



View of the site from the eastern border



View of the site from the western border

For further information please contact:

Ginny Cordy-Redden
Ginny.cordy-redden@avisonyoung.com
0207 911 2735

Thomas Boxall
Thomas.boxall@avisonyoung.com
0207 911 2638

Isabelle Garner
Isabelle.garner@avisonyoung.com
0207 911 2191

Avison Young

65 Gresham Street, London EC2V 7NQ

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