

For Sale

Residential Development Opportunity

On behalf of Transport for London
March 2019

Land at 60-66 Arbuthnot Lane, Bexleyheath, DA5 1HD

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Vacant plot situated adjacent to the A2 (East Rochester Way)
- Site area approximately 0.29 acres (0.12 hectares)
- Long leasehold (250 years) for sale via informal tender
- Subject to planning offers invited for 100% 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:

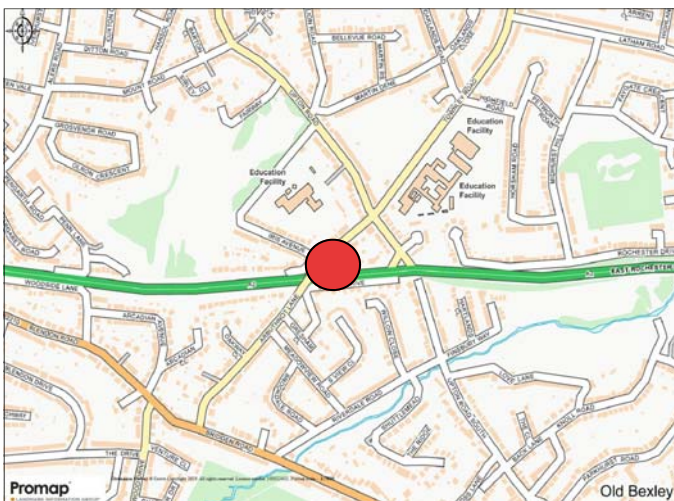
- Bring small publicly owned sites forward for residential-led development
- Invigorate new and emerging 'sources of supply' including small developers, small housing associations, community-led housing groups and self builders.

Location

The site is located between Arbuthnot Lane and the A2 (East Rochester Way) in Bexleyheath and sits within the London Borough of Bexley.

Bexleyheath Railway Station (Zone 5) is located 1.3 miles to the north of the site. Bexley Railway Station (Zone 6) is located 1.1 miles to the south east of the site. Both stations are approximately a 25 min walk and served by Southeastern Railway, providing direct access into Charing Cross in 30 minutes (Bexley) to 35 minutes (Bexleyheath). Bexleyheath also provides direct services into London Cannon Street (circa 35 minutes) and London Victoria (circa 40 minutes). Arbuthnot Lane provides regular bus routes to Bexley, Bexleyheath and the surrounding areas.

The site sits within an established residential area. Both Upton Primary School and Townley Grammar School are within a 5 minute walk of the site and rated Ofsted "Outstanding".



Description

The site extends to approximately 0.29 acres (0.12 ha) and comprises green open space with several mature trees, none of which are subject to TPO's.

The site gently slopes from Arbuthnot Road down to the A2. There is currently no vehicular access to the site, but there is a small pedestrian gate at the northernmost point of the site on Arbuthnot Lane.

The site is triangular in shape. The eastern border of the site is bounded by a single storey residential property with off road parking and a large garden, the southern boundary borders the A2 and the north western boundary borders Arbuthnot Lane.

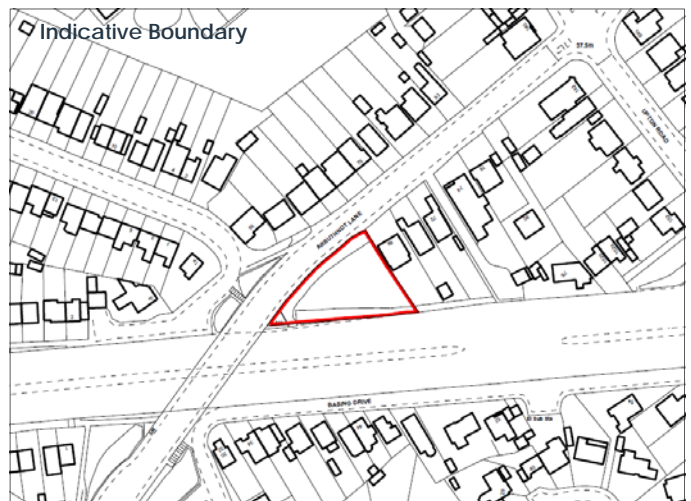
Planning

The site is allocated in an area of "Primarily Residential Use" where residential development is considered acceptable. There are no active planning applications or permissions for a change of use or redevelopment of the site at present.

The London Borough of Bexley is designated as an Air Quality Management Area and the council may seek an air quality neutral development.

There is potential for residential development on the site given Draft London Plan policy on small sites and high housing targets within the borough.

TfL have provided a planning statement 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 survey
- Archaeological desk assessment
- Ecological assessment
- Geotechnical / 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 SGL14405, SGL20491, SGL23944 and SGL45522. 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.

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 Arbuthnot Lane.

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.

Offers are sought from housing associations, community-led organisations or other providers of affordable housing. Proposed schemes are expected to be residential-led, comprising 100% 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.

Facing north east on Arbuthnot Lane



Facing south east on Arbuthnot Lane

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