

For Sale Residential Development Opportunity

On behalf of Transport for London
March 2019

Land at Newham Way, E16 4ED

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Vacant plot situated off Newham Way
- Site area approximately 0.142 acres (0.06 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.

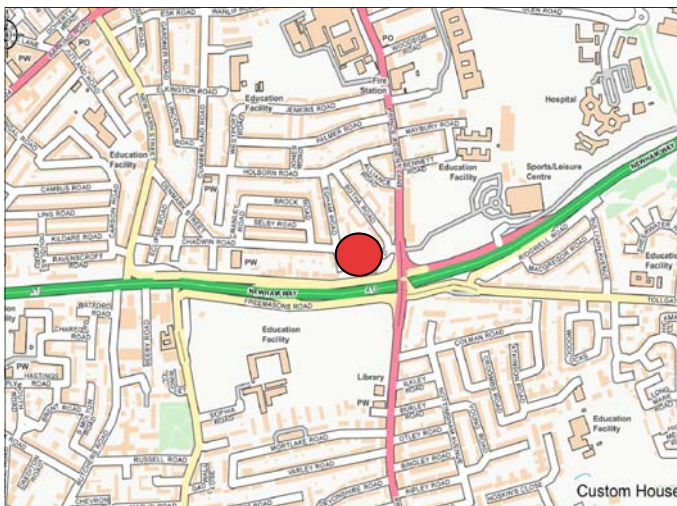
Location

The site is located in Canning Town, in the London Borough of Newham. The site is situated to the north of Newham Way and to the west of Prince Regents Lane.

Canning Town Underground Station is located approximately 1 mile to the west of the site, and is served by the Jubilee Line which provides regular transport links into Stratford and London Bridge.

Newham Way lies immediately to the south of the site and serves as the primary arterial route from the North Circular into East Central London. Regular bus routes also run along the A112 which is situated in close proximity to the site.

The surrounding area comprises predominantly residential uses, with Tollgate Primary School, The Cumberland School, Newham Leisure Centre and Newham University Hospital all located less than 1 mile to the north of the site.



Description

The site is a parcel of land adjacent to recently built terraced housing at the end of Egham Road (cul-de-sac). The site is located in an established residential area. Low density terraced housing is located to the north, east and west. Low density flatted developments are located to the north of the site. The A13 runs parallel to the South of the site beyond Newham Way.

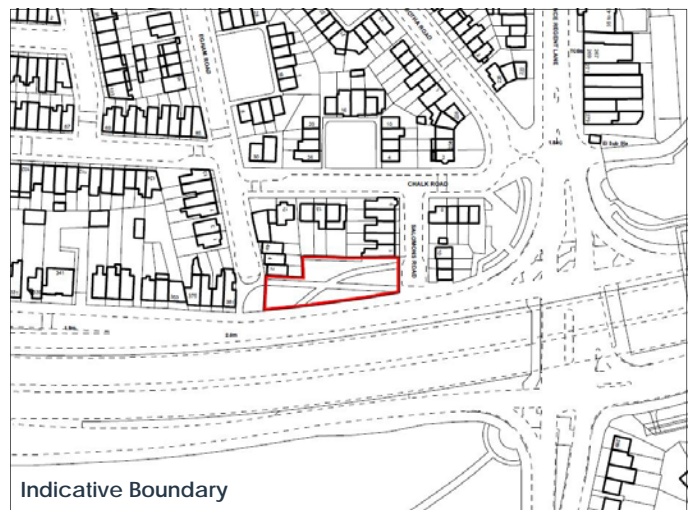
The site comprises an area of landscaped vegetation with potentially two public rights of way passing from east to west across the site. The Southern boundary of site extends on to a pedestrian footpath and a cycle lane along Newham Way. Four mature trees are located on site which are not subject to Tree Preservation Orders.

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 under utilised brownfield land in an existing residential area with high housing targets. Given the underutilised nature of the site there is potential for residential development. There is no shortage of open space in the area given that Canning Town Recreation Ground is directly to the south of the site.

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



Avison Young
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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 the following title numbers: NGL150274, EGL233286, EGL51233, EGL36006, EGL8713, NGL144590, NGL152998, EGL171817 and EGL417256 . 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 and accessed from Salomans Road, Egham Road and Newham Way.

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 for 50% affordable housing via informal tender.

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.



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