



Site 1



Site 2

GLA Small Sites Programme

Enfield Borough Council is delivering a number of small sites to the market as part of a 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 comprises two sites as depicted on the plans overleaf. Site 1 is situated to the south west of Ivy Road and Site 2 to the north east of Ivy Road. The sites are situated within 50m of one another and are within the London Borough of Enfield.

Site 1 is immediately north of Ivy Road Recreation Ground and Southgate Chase allotments, with residential dwellings to its western and eastern boundaries. Site 2 is situated on a residential cul-de-sac with a 3 storey residential block and grounds

immediately to the north. Site 2 also slopes downwards from west to east.

The surrounding area is predominantly residential, with the properties comprising mainly two - four storey housing blocks, in addition to terraced and semi-detached houses. Other notable uses in close proximity to the two sites include open amenity space to the south, and a primary school to the east, whilst the town centre amenities in Southgate are circa 0.2 miles to the south.

Southgate underground station is located approximately 0.2 miles to the south of each site and is served by the Piccadilly line which runs south through central London and onto South West London and Heathrow.

Description

Site 1 is an 'L' shaped plot and extends to approximately 0.22 acres (0.09 ha) and comprises circa 8 lockup garages (LUGs) and 9 car parking bays, along with scrub land in its southwestern segment.

Site 2 is a relatively narrow rectangular

shaped plot and extends to approximately 0.07 acres (0.03 ha) and comprises circa 12 LUGs.

Tenure

Site 1

The freehold of the site is owned by the Mayor and Burgesses of the London Borough of Enfield under title numbers MX427478 and MX273842. The site comprises of part of these two freehold title numbers and is shown edged in red on the plan overleaf.

Site 2

The freehold of the site is owned by the Mayor and Burgesses of the London Borough of Enfield under title number NGL464716. The site comprises of part of this freehold title and is shown edged in red on the plan overleaf.

Sites 1 and 2

A report on title can be downloaded from the GLA Small Sites marketing portal although purchasers will be expected to rely on their own enquiries and investigations in relation to title matters and rights benefitting third parties.

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Planning

Site 1 and Site 2 are both located within the administrative boundary of the London Borough of Enfield. Neither site is located within a Conservation Area and there are no statutorily or locally listed buildings on either of the sites. Neither Site 1 or 2 benefits from any existing planning permission.

Policy H4 of the Draft Local Plan states that the council will encourage housing delivery and intensification on small sites, particularly those currently underused, with good public transport accessibility (PTAL 3-6) and on sites within 800m of a Tube, rail station or Major or District town centre boundary. The character of the local area also supports this use.

Further Information

We have been provided with the following information which will be made available via the GLA Small Sites marketing portal:

- Asbestos survey report and register.
- Highways due diligence report.
- Geo-technical and geo-environmental desk top study,
- Ecological assessment. Flood risk review.
- Detailed Unexploded Ordnance (UXO) threat and risk assessment
- Site plan

To access this information please click on the link below:

<https://www.london.gov.uk/what-we-do/housing-and-land/land-and-development/small-sites/ivy-road>

Draft Documentation

For both sites, 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.

VAT

For both sites, VAT if applicable will be charged at the standard rate.

Viewings

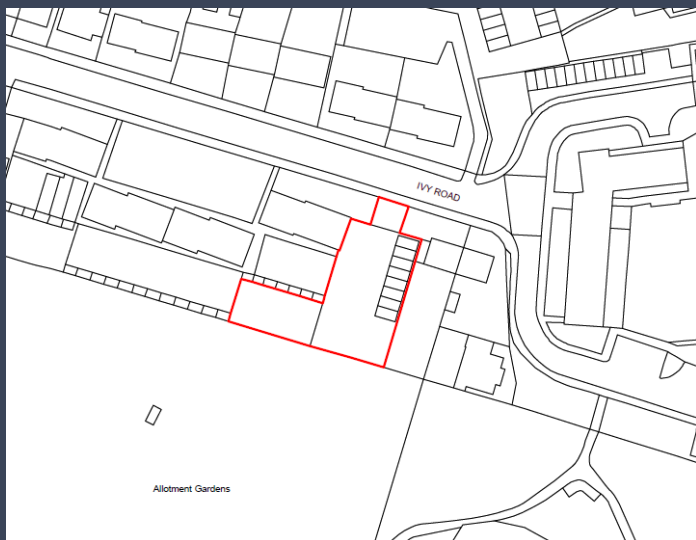
Both Sites 1 and 2 can be viewed externally from Ivy Road.

Offer & Terms

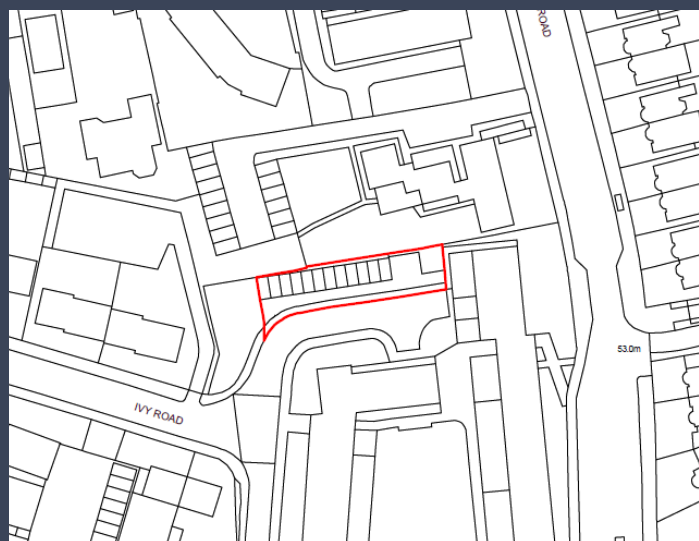
A long lease of 250 years will be granted over each site. Both sites are being marketed for sale by way of an open informal tender process. Subject to planning offers are sought for each site.

Bids will be assessed on the financial offer, financial standing of the bidding party, the track record of delivery and the quality of the proposal. We understand from the Council that there is a preference for an element of affordable housing but they are open to other forms of tenure and mix.

For each site, 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. Offers must be received no later than **17:00 on Thursday 1st December 2022**.



Site 1



Site 2

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.