



For Sale

Residential Development Opportunity

On behalf of Harrow Council

May 2021

Land at Antoneys Close, Pinner HA5 3LP

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Area of hardstanding on existing estate in Pinner
- Site area approximately 495sqm
- Long Leasehold (250 years) for sale via informal tender
- Subject to planning offers invited for residential development
- Bid deadline 12 noon Friday 17 September 2021

GLA Small Sites Programme

As part of the GLA's Small Sites, Small Builders programme, Harrow Council is releasing a number of small sites to the market specifically for residential development. 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

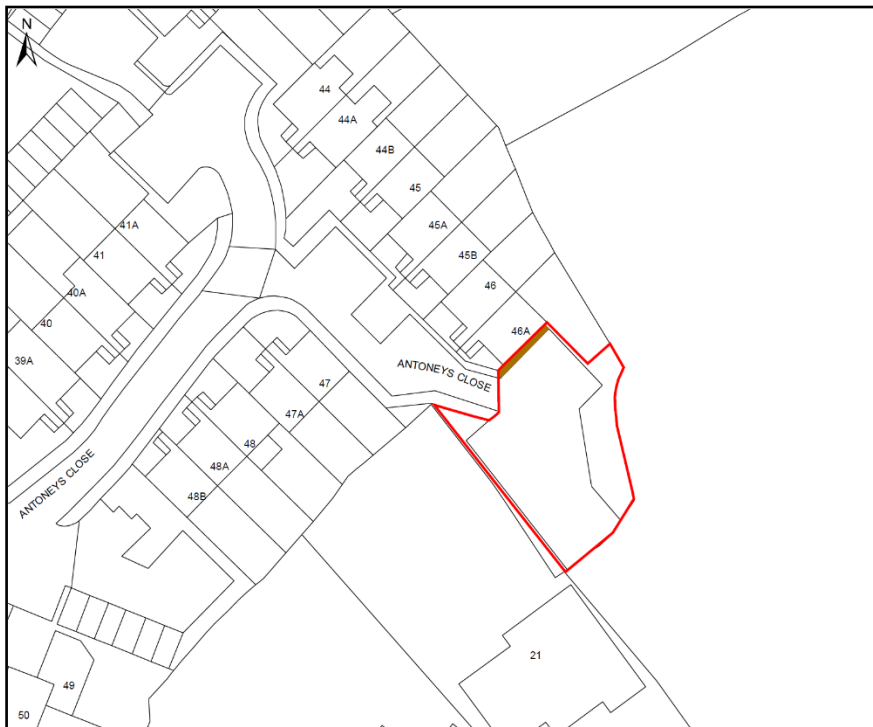
The Antoneys Close site is located at the eastern edge end of Antoneys Close, Pinner HA5 3LP within a predominantly residential area on an existing council owned estate.

Public transport accessibility to the site is very low. There are three bus stops within 450 metres of the site, which are served by routes H11, H12 and H13. The closest stations are Pinner and Northwood Hills which are located approximately 1.3 km and 2 km from the site respectively and are both served by the Metropolitan line. To the west of Antoneys Close is the A404 Uxbridge Road.

Description

The site area is 495 sqm and comprises an existing area of hardstanding which is informally utilised for car parking by residents of the surrounding council owned housing estate. The eastern, western and southern site boundaries are characterised by mature trees and vegetation.

The site is located within a predominantly residential area, with Antoneys Close itself being characterised by various housing typologies including one storey bungalows, two storey terraced houses and three storey flatted buildings. The surrounding area is characterised by single storey bungalows within The Dell and Haywood Close, and two storey buildings immediately adjacent to the site. Directly to the north of the site is 46a Antoneys Close which is a two storey terraced house



Red line boundary map

Information Pack

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

- Topographical + Utilities PAS 128 report
- Phase 1 Geotechnical Report
- Asbestos Survey
- UXO Phase 2 Desktop Survey
- Ecological Assessment, Tree Survey
- Site Access / Highways Assessment
- Planning Assessment
- Survey Output Report

- LPA Planning Statement
- Report on Title
- Draft Legal documentation
- Red line boundary map
- Drainage and water search report (Legal)
- Utilities search report (legal)



Planning

Local Planning Authority comments (see Harrow Council LPA Planning Statement) indicate that any new development would need to reflect the verdant and open character of existing front boundary treatments and be no more than two storeys in height. This site is suitable for 2 x two storey semi-detached family dwelling houses. Any proposal would need to ensure that adequate off-street car parking is provided and maintain an active and landscaped frontage.

The site does not fall within a Conservation Area nor does it contain any listed buildings.

The site falls within a Critical Drainage Area.

To the south, east and north of the site is a large green space which is characterised by mature trees and designated as a Site of Importance for Nature Conservation (SINC). It will be important that any development minimises or avoids impacts on the ecological value of the SINC, mitigating and compensating for any direct or indirect impacts where they occur.

There are no trees on-site protected by a Tree Preservation Order (TPO). However, there are a number of trees which are subject to TPOs adjacent to the

eastern site boundary, which form part of a wider Tree Preservation Area Order. Adjacent to the northern boundary of the site to the rear of 46a Antoneys Close is a TPO Group Location. Careful consideration is required in terms of the potential impacts of development to their root protection areas and their long-term viability. The site is bounded to the east by protected woodland.

Title

The Property is registered at the Land Registry as part of a larger parcel of land – this being land lying to the East of Uxbridge Road, Pinner, Harrow, under title number NGL209992. The class of title is absolute freehold title. Absolute title is the best class of title available. The registered owner of the freehold land within title number NGL209992 (which includes the Property) is the Council. The property is, and will continue to be, held freehold by Harrow Council. Harrow Council will grant a 250 year lease over the plot. 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.

Draft Documentation

Template legal documentation has been developed for use as part of the GLA Small Sites marketing portal and includes a summary explaining how the documents work. The contractual documents are non-negotiable save for any amendments required in relation to a tenure other than market housing proposed by the successful bidder.

Viewings

The site is open and can be viewed. Access is via Antoneys Close.

VAT

The purchase price will be exclusive of any VAT.

Terms

We are seeking subject to planning offers via informal tender.

Proposed schemes are expected to be residential in nature.

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 17 September.

For further information email HomesForHarrow@harrow.gov.uk