



London Borough of Hounslow

Residential Development Opportunity

On behalf of London Borough of Hounslow

**Land to the west of Gunnersbury Close,
Chiswick, W4 4AH**

- *Plot of land with excellent development potential*
- *GLA's Small Sites Small Builders Programme*
- *Long leasehold for sale via informal tender*
- *Unconditional and subject to planning offers invited*



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Introduction and Background

Small Sites, Small Builders

The Greater London Authority's Small Sites, Small Builders programme aims to bring forward small publicly-owned plots of land for residential development by small-sized housebuilders, housing associations, community-led housing groups and other small-scale developing organisations.

As part of this programme, the London Borough of Hounslow is releasing a number of small sites to the market, specifically for sale to Registered Providers.

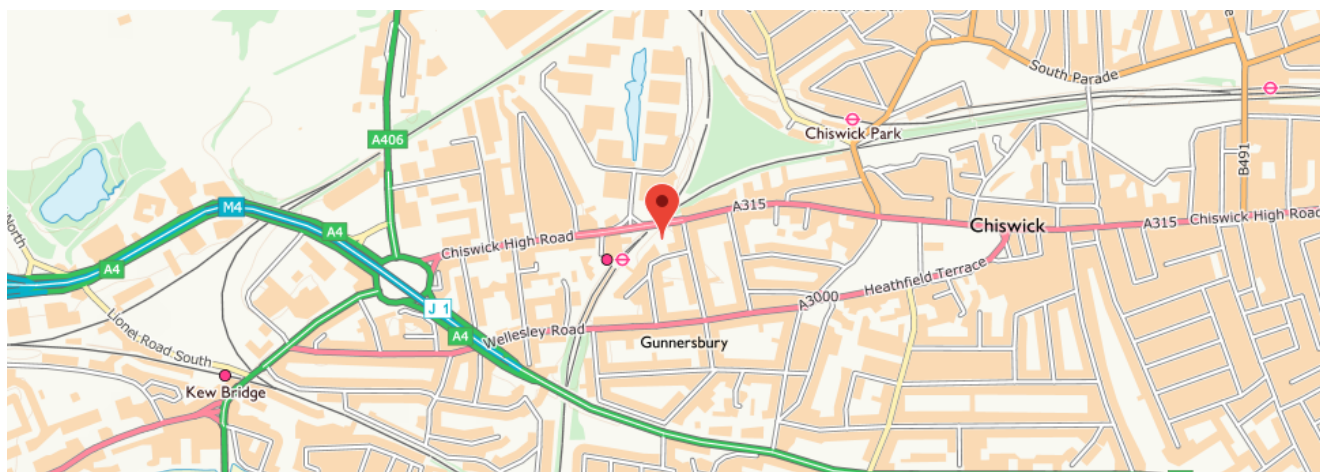
Description and Location

The site is located between Chiswick High Road and Grange Road in Chiswick, to the west of Gunnersbury Close.

It is approximately 0.1 miles to the northeast of Gunnersbury Railway Station, which is served by regular Overground trains between Richmond and Stratford. The local bus network is accessible from nearby Chiswick High Road and Wellesley Road.

The predominant use in the immediate locality is residential. The wider area is mixed use with a number of commercial properties along Chiswick High Road.

In total, the site is approximately 0.15 acres (0.057ha) in size and comprises two rows of garages, household storage units, hardstanding and amenity grassland. The site is bound by Chiswick High Road to the north. The flatted block and associated communal garden of Gunnersbury Close sit to the east of the site. The southern site boundary runs alongside Grange Road. The Grange residential property borders the site from the west.



Site Details

Planning

The site is partly within the Staines Road / London Road - Line of Roman Road Archaeological Priority Area. Therefore, the Greater London Archaeological Advisory Service will have to be engaged early in the planning process.

The site is directly adjacent to Wellesley Road Conservation Area. The impact of any design proposal on the Conservation Area will need to be given due consideration.

Important to note

- Part of the site is within an Archaeological Priority Area.
- Wellesley Road Conservation Area is adjacent to the site and has inter-visibility with the site.
- Japanese Knotweed is known to be present on site.
- All neighbouring properties are residential and as such would need to be assessed for sunlight and daylight.



View of the site from Grange Road

Further Information

Detailed technical and legal information on the site can be downloaded from the GLA Small Sites marketing portal, including:

- Archaeological desktop appraisal
- Asbestos demolition survey
- Ecological assessment
- Flood risk review
- Geotechnical and geo-environmental desk study
- Highways due diligence report
- Noise and vibration desk study
- Party wall assessment
- Rights of light/ daylight & sunlight preliminary desk-top assessment
- Report on title
- Topographical and utility mapping survey
- Tree survey report
- Unexploded ordnance survey

Terms of Sale

Method of sale

The development land will be sold by way of informal tender. The London Borough of Hounslow are seeking unconditional offers and / or subject to planning offers. The purchase price will be exclusive of any VAT.

Tenancy

A long lease of 250 years will be granted over the subject site. The land will continue to be held freehold by the Mayor and Burgesses of the London Borough of Hounslow under title number MX403704.

Viewings

Potential bidders are free to view the outer perimeter of the site.

Special Condition

The site needs to be delivered as 100% Affordable Housing. The preference from the Council is to maximise the amount of London Affordable Rent units on the site, but consideration will be given to other affordable housing tenures.

Contacts

Potential bidders are requested to make any enquires to the London Borough of Hounslow:

Phone: 020 8583 6034

Email: 5000.pledge@hounslow.gov.uk



View of the site from the northern boundary

Important Notice

Red Loft give notice that:

1. Red Loft have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measures or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise.
3. The brochure was prepared by Red Loft but relied upon information provided by the London Borough of Hounslow and third party consultants.
4. Red Loft is not responsible for the coordination of the bidding process. The London Borough of Hounslow will take all queries from bidding parties, coordinate and review the bids, and process the disposal of the site.



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