



London Borough of Hounslow

Residential Development Opportunity

On behalf of London Borough of Hounslow

**Land at Oxford Court, Wellesley Road,
Chiswick, W4 4DJ**

- *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.

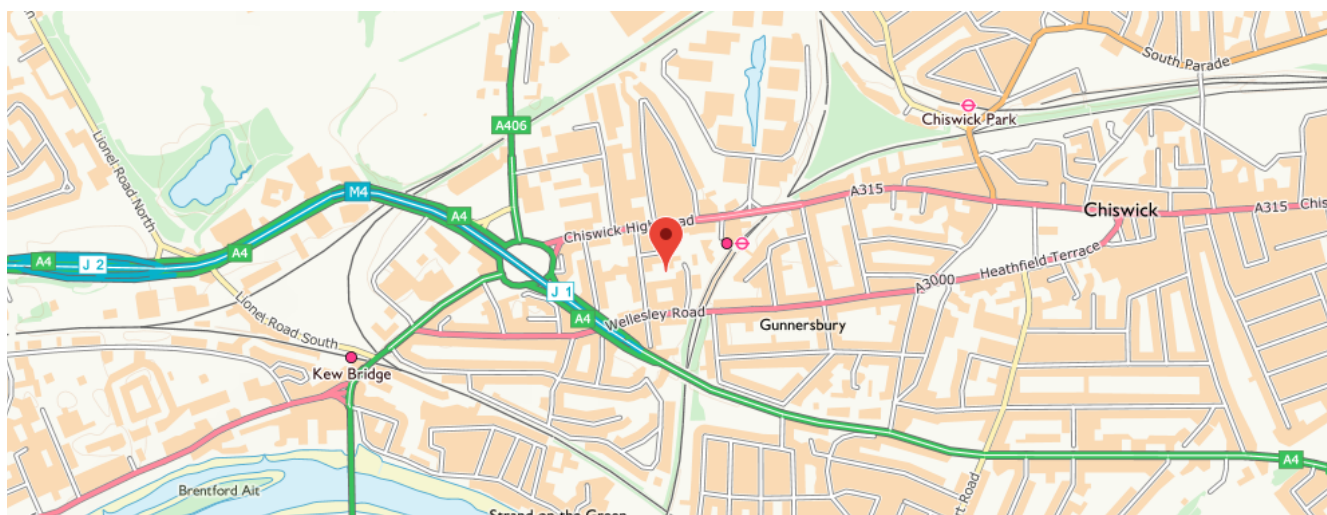
Description and Location

The site is located on Oxford Road North in Chiswick, to the north of Oxford Court, Wellesley Road.

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

The predominant use in the surrounding area is residential, with shopping facilities along Chiswick High Road located within 0.2 miles of the subject site.

In total, the site is approximately 0.34 acres (0.14 ha) in size and comprises two rows of garages, hardstanding and an electricity substation. The site is bound by a semi-detached house to the north. The flatted blocks of Chaseley Court border the site from the north and the east. The flatted blocks of Oxford Court sit to the south of the site. The western site boundary run alongside Oxford Road North.



Site Details

Planning

The site is not subject to use class allocations, and does not form part of any conservation areas. However, it is directly adjacent to Wellesley Road Conservation Area.

The characteristics of the locality will need to be given due consideration in any design proposal for the site.

Important to note

- Wellesley Road Conservation Area is adjacent to the site and has inter-visibility with the site.
- There is an electricity substation located on site.
- Development restrictions arising from neighbouring properties appear to be significant and occur on all sides of the subject site.



View of the site from Oxford Road North

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
- Tree survey report
- Unexploded ordnance survey
- Utility mapping 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 MX401465.

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 from the site from eastern 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.

www.london.gov.uk/smallsites



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