



London Borough of Hounslow

Residential Development Opportunity

On behalf of London Borough of Hounslow

**Land opposite 14 and 16 Brentside,
Brentford, TW8 8BS**

- *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.

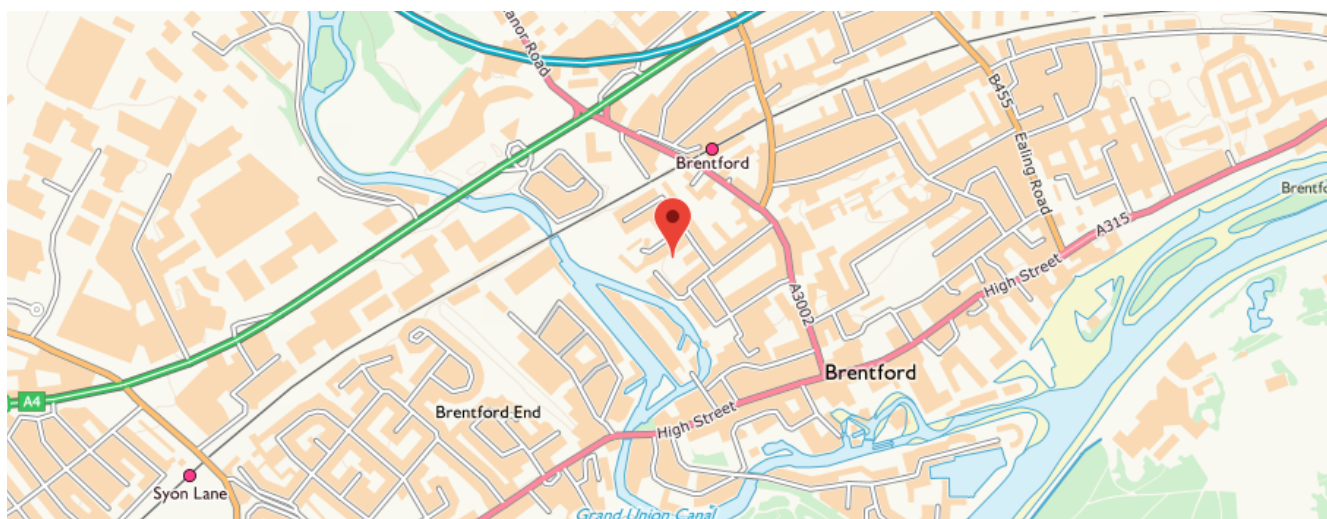
Description and Location

The site is located on Upper Butts in Brentford, approximately 40 metres away from Grand Union Canal.

It is approximately 0.2 miles away from Brentford Railway Station to the north, which is served by regular South Western Railway trains to London Waterloo. The local bus network is accessible from nearby Boston Manor Road.

The predominant use in the surrounding area is residential, with a number of schools and recreation grounds within 0.5 miles' radius of the subject site.

In total, the site is approximately 0.38 acres (0.16ha) in size and comprises three rows of garages, hardstanding and amenity grassland. The site is bound by the rear gardens of terraced houses and a block of flats to the northwest. The north-eastern site boundary runs alongside Upper Butts. Terraced, semi-detached and flatted residential properties sit to the southeast of the site. To the southwest runs Brentside.



Site Details

Planning

The site is not subject to use class allocations, however, it forms part of The Butts Conservation Area.

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

Important to note

- The site is located within The Butts Conservation Area.
- All neighbouring properties are residential and as such would need to be assessed for sunlight and daylight.



View of the site from the southern boundary

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 MX177467; and Mayor Aldermen and the Burgesses of the Borough of Brentford and Chiswick under title numbers MX413317, MX410897, and MX451848.

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



Entrance of the site from Upper Butts

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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