

## For Sale Residential Development Opportunity

On behalf of Transport for London  
March 2019

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### Land at Chiswick High Road, Chiswick, W4 3AS

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Vacant plot situated on the South Circular
- Site area approximately 0.21 acres (0.08 hectares)
- Freehold for sale via informal tender
- Unconditional and subject to planning offers invited
- Bid deadline 12 noon Friday 24th May 2019



# GLA Small Sites Programme

TfL is delivering a number of small sites to the market as part of a pilot 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 is located on the South Circular/Chiswick High Road in Chiswick and is within the London Borough of Hounslow. The site is situated on Chiswick Roundabout and is on the corner of Clarence Road.

The site is located just 0.2 miles to the north east of Kew Bridge Train station which is served by South Western Railway and provides direct access into Waterloo in approximately 30 minutes. Gunnersbury station is located 0.5 miles to the east of the site and is served by both London Overground and the District Line. Chiswick High Road also provides regular bus routes to Richmond, Ealing and Central London.

The surrounding area comprises a mixture of commercial and residential uses, with Gunnersbury Park situated 0.6 miles to the north west and Kew Gardens situated 0.7 miles to the south west.

## Description

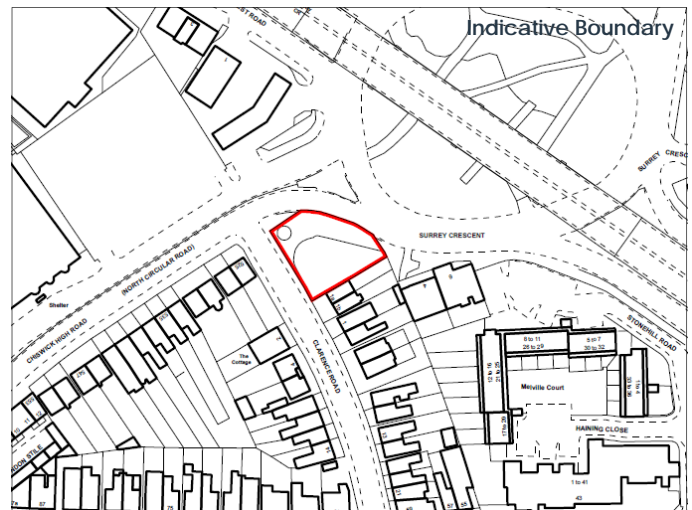
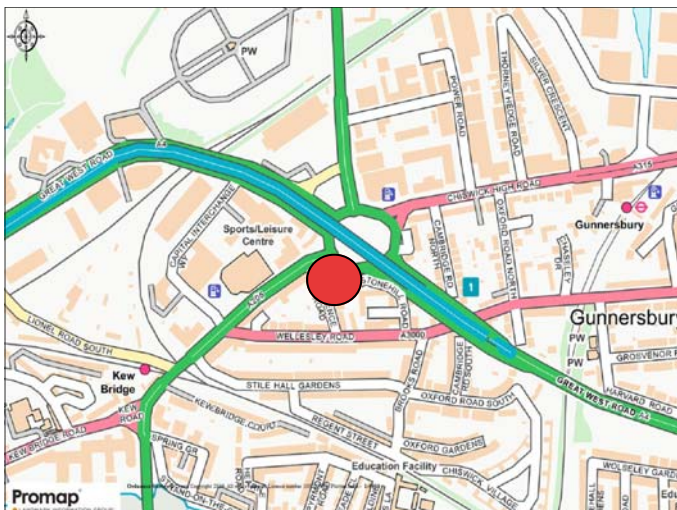
The site extends to approximately 0.21 acres (0.08 ha) and comprises green open space. The site encompasses a public footpath and several mature trees (not subject to TPOs).

Chiswick Roundabout and Chiswick High Road border the site to the northern and eastern boundaries, whilst Clarence Road abuts the site to the west. Immediately to the south is a 3 storey semi-detached property (1A Clarence Road).

## Planning

The site is designated within the 'Staines Road/London Road - Line of Roman Road' Archaeological Priority Area. There are no active planning applications or permissions for a change of use or redevelopment of the site at present. The whole of Hounslow was allocated as an Air Quality Management Area in 2006 and the council will ensure that all relevant developments will meet air quality neutral standards.

The site has potential for small scale residential development in keeping with the character of the surrounding residential area and amenity of neighbouring properties. The site is currently underutilised comprising poor quality open space next to a major road and accordingly the borough may require planting along the frontage of this road. TfL have provided a planning statement on the site which can be viewed on the GLA Small Sites marketing portal.



Avison Young  
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## Information Pack

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

- Topographical survey
- Archaeological assessment
- Geotechnical and Geo-Environmental desk study
- Arboricultural report
- Ecological assessment
- Technical report summary
- Planning statement
- Report on title
- Buried Services/Utility Searches
- Replies to CPSEs
- Draft legal documentation

## Title

The site is held freehold by Transport for London under title number MX344461, MX221202 and MX198987. TFL will dispose of the freehold interest in the site. Title documents and a summary report can be downloaded from the GLA Small Sites marketing portal, although purchasers will be expected to rely on their own enquires in relation to title matters.

## Draft Documentation

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 and includes a summary explaining how the documents work.

## Viewings

The site can be viewed externally from Clarence Road and Chiswick High Road.

## VAT

The purchase price will be exclusive of any VAT. However, we understand that TFL has not exercised its option to tax the property.

## Terms

We are seeking unconditional and / or subject to planning offers via informal tender.

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](mailto:smallsites@london.gov.uk) by 12 noon on Friday 24th May 2019.



Facing south west from Chiswick Roundabout/High Road



Facing north east from Clarence Road



Facing south east from Clarence Road/Chiswick High Rd corner

For further information please contact:

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