

For Sale

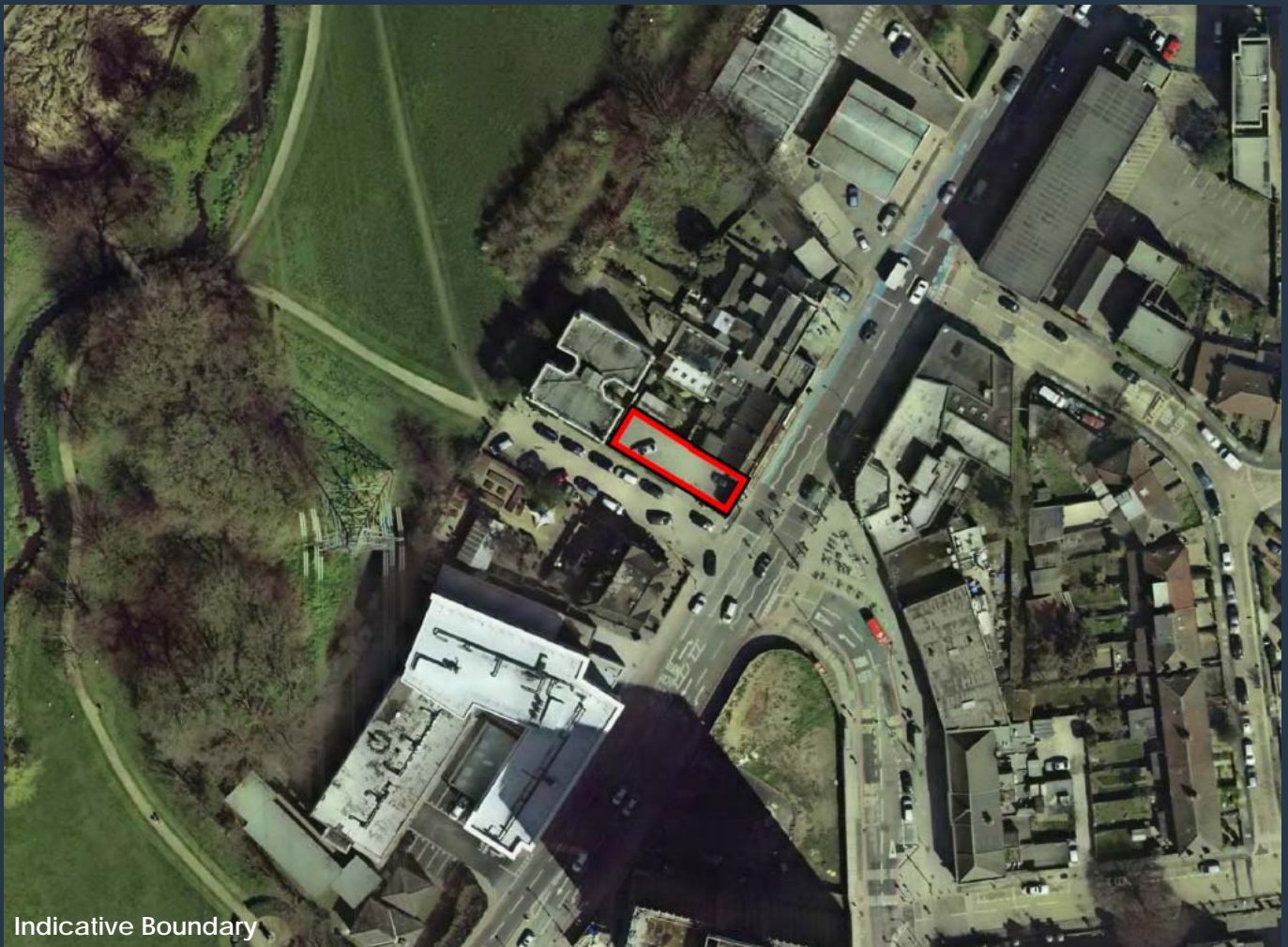
Residential Development Opportunity

On behalf of Transport for London

February 2018

194-196 High Street, Colliers Wood, SW19 2BN

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Vacant plot situated opposite Colliers Wood Underground Station
- Site area approximately 0.05 acres (0.02 hectares)
- Long Leasehold (250 years) for sale via informal tender
- Subject to planning offers invited
- Bid deadline 12 noon Friday 23rd March 2018



Indicative Boundary

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 situated on High Street Colliers Wood (A24) within the London Borough of Merton. The A24 provides direct access to the M25 which is located approximately 10 miles to the south west.

The site is situated directly opposite Colliers Wood Underground Station (Northern Line) which provides regular services into Central London in 25 minutes.

The surrounding area comprises a mixture of commercial and residential uses, with Wandle Park situated 20 meters to the rear of the site.

Description

The site measures approximately 0.05 acres (0.02 ha) in size and comprises an empty tarmacked plot that was previously used for car parking. The site is situated on the corner of the High Street and Baltic Close.

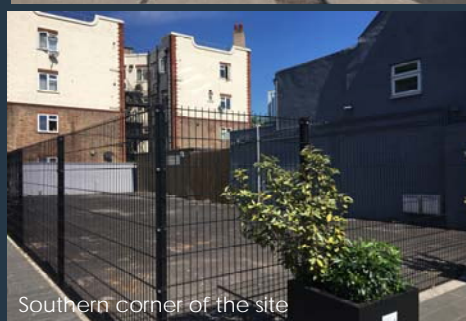
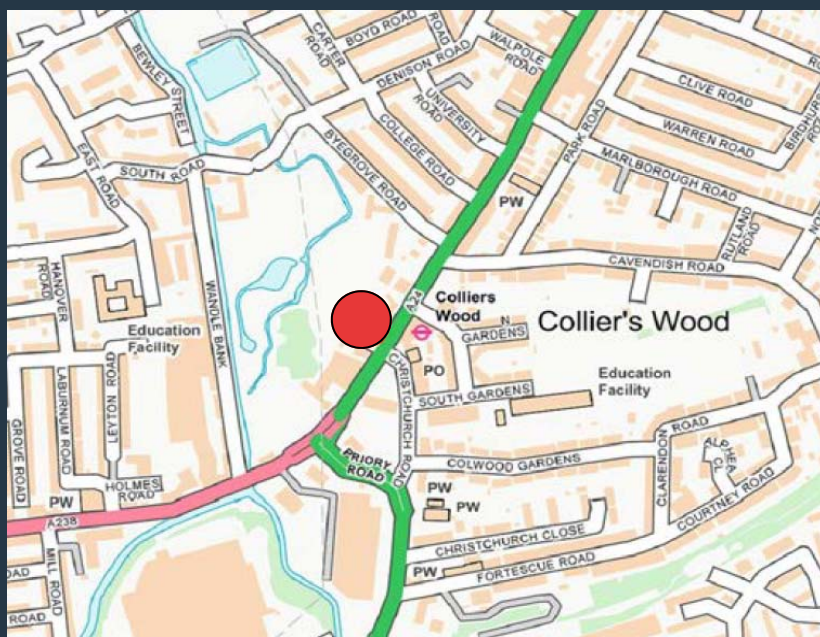
To the west of the site is a 4 storey residential block, whilst the northern side is adjoined by a 3 storey retail parade comprising ground floor retail units with residential above.

At the front of the plot, a 3 metre strip will be retained as Transport for London Road Network (TLRN) land. The strip has been adopted for highways purposes to allow for sufficient access to the pedestrian crossing. There is the potential for the lease to include air rights to enable a cantilever structure or balconies over part of the TLRN, subject to the necessary Infrastructure Protection requirements being in place.

Information Pack

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

- Topographical survey including buried services and ground penetrating radar
- Geotechnical and Geo-Environmental (desk top and intrusive studies)
- Archaeological desk top review
- Flood risk review
- Technical report summary
- Planning statement
- Report on title
- Buried Services/Utility Searches
- Replies to CPSEs
- Draft legal documentation



GVA

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February 2018

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Planning

The site is situated within the Wandle Valley Conservation Area.

The site is an allocated site in the London Borough of Merton's Sites and Policies Plan (Site Proposal No. 59):

http://www2.merton.gov.uk/merton_sites_and_policies_part_ii_colliers_wood.pdf

As a prominent and important site in the centre of Colliers Wood, the Council are keen to see the site developed in line with their regeneration aims.

Initial enquiries have been made with the London Borough of Merton, who have identified a preference for retail use on the ground floor with residential or employment use on the upper floors.

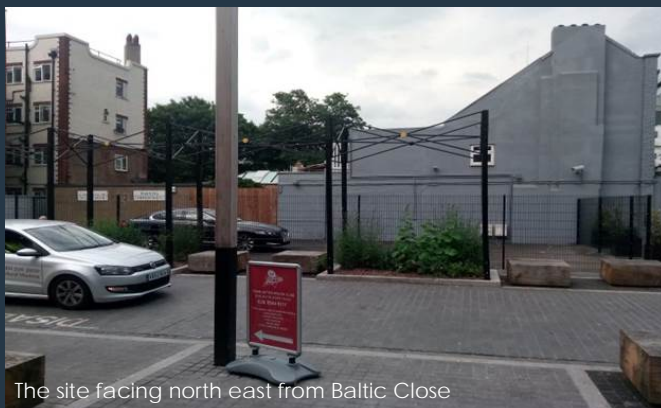
TfL has provided a planning statement on the site which can be viewed on the GLA Small Sites marketing portal.

Title

The property is held freehold by London Underground under title ref: SGL782057. TFL will grant a 250 year lease over the plot. 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 enquiries 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.



The site facing north east from Baltic Close

Infrastructure Protection

The Northern Line tunnels run underneath the High Street at an approximate depth of 11m below street level, approximately 3 metres from the boundary of the site. Whilst London Underground Infrastructure is not expected to be a particular development constraint if a low to medium height building with shallow foundations is constructed, developers will be required to satisfy London Underground that proposals do not adversely impact the railway. Deep foundations or new basements may be permissible (subject to planning), but these will require more detailed design submissions to satisfy London Underground that the associated ground movements will not have any detrimental effect on tunnels and structures. There may be opportunity to cantilever above the footway, but this would be subject to design being approved and construction method statements being agreed with TfL together with appropriate indemnities for TfL.

Viewings

Viewings are by appointment only. Should you wish to arrange a viewing, please use the contact details below. The site can also be viewed externally from Baltic Close or the High Street.

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 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 ColliersWood@london.gov.uk by 12 noon on Friday 23rd March 2018.



The site facing east onto the adjoining property

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