



For Sale

Residential Development Opportunity

On behalf of Harrow Council

May 2021

Land at Eaton Close, Stanmore HA7 3BT.

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Area of council owned garages
- Site area approximately 590 sqm
- Long Leasehold (250 years) for sale via informal tender
- Subject to planning offers invited for residential development
- Bid deadline 12 noon Friday 17 September 2021

GLA Small Sites Programme

As part of the GLA's Small Sites, Small Builders programme, Harrow Council is releasing a number of small sites to the market specifically for residential development. 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 Eaton Close site comprises 16 single storey council owned garages which are arranged in 3 separate buildings and associated land, located on the western side of Eaton Close in Stanmore HA7 3BT. The site is accessed off Eaton Close.

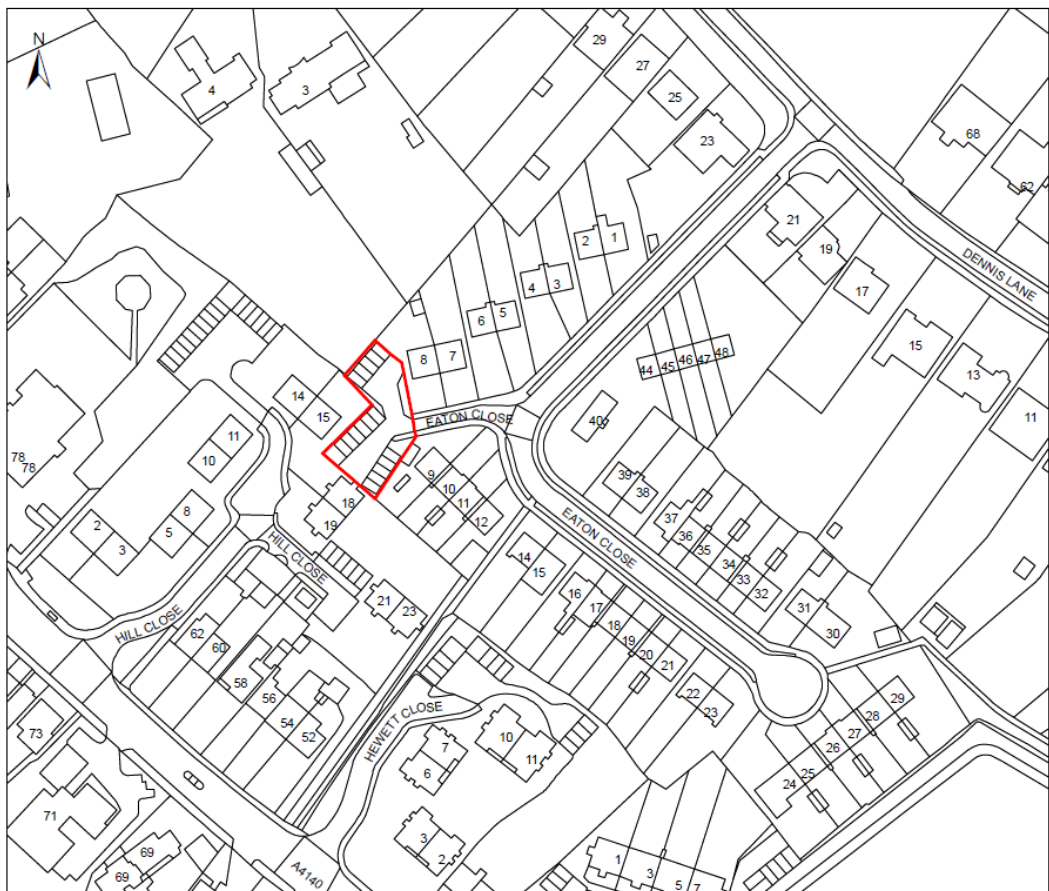
Public transport accessibility is extremely low. The closest bus stop (the Abercorn) is located approximately 200 metres from the site and is served by route 142. 50m to the south of the site is the Stanmore Hill Conservation Area and further along Stanmore Hill to the north-west is the Little Common Conservation Area. There are a number of listed buildings in close proximity to the site along Stanmore Hill including (but not limited to) the Abercorn Arms

Public House and the telephone kiosk outside (Grade II listed), 52-54 and 56 Stanmore Hill (Grade II listed), Goodengate (Grade II listed), Park House and Pinnacle Place (Grade II listed).

Description

The surrounding area is predominantly residential in nature, with Eaton Close itself being characterised by two storey semi-detached and terraced properties. Adjacent to the western boundary of the northernmost block of garages is Green Belt land. Existing frontages within the street scene are characterised by open and verdant landscaping. There are existing mature trees within/directly adjacent to the site boundary. The site area is 590 sqm.

The garages will be vacated prior to disposal to give vacant possession of the site.



Red line boundary map

Information Pack

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

- Topographical + Utilities PAS 128 report
- Phase 1 Geotechnical Report

- Asbestos Survey
- UXO Phase 2 Desktop Survey
- Ecological Assessment, Tree Survey and AIA
- Site Access / Highways Assessment
- Planning Assessment
- Survey Output Report
- LPA Planning Statement
- Report on Title
- Draft Legal documentation
- Red line boundary map
- Drainage Search report
- Utilities Search report





Planning

The site is at high risk of flooding as it is located within surface water flood zone 3a. As such for any new development a sequential test would be required in line with government standing advice which can be found here:- <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants#developments-that-dont-need-a-sequential-test>

There are windows along the eastern flank wall of 8 Eaton Close at first floor level and a window on the western flank wall of 9 Eaton Close at first floor level. The flank walls of properties 16 and 17 Hill Close immediately abut the site boundary to the west, however these do not comprise any windows. The relationship with neighbouring properties in terms of overlooking, privacy and daylight and sunlight should be considered, having regard to the guidance in Harrow's SPD.

Local Planning Authority comments (see Harrow Council LPA Planning Statement) indicate that the site is suitable for two residential dwelling houses, two storeys in scale with an in keeping design. Any proposal would need to ensure that adequate off-street car parking is provided.

Title

The property is, and will continue to be, held freehold by the Mayor and Burgesses of the London Borough of Harrow under title number MX193078. The class of title is absolute freehold title. Absolute title is the best class of title available. Harrow Council will grant a 250 year lease over the plot. A report on title can be downloaded from the GLA Small Sites marketing portal although purchasers will be expected to rely on their own enquiries and investigations in relation to title matters and rights benefitting third parties.

Draft Documentation

Template legal documentation has been developed for use as part of the GLA Small Sites marketing portal and includes a summary explaining how the documents work. The

contractual documents are non-negotiable save for any amendments required in relation to a tenure other than market housing proposed by the successful bidder.

Viewings

The site is open and can be viewed. Access is via Eaton Close.

VAT

The purchase price will be exclusive of any VAT.

Terms

We are seeking subject to planning offers via informal tender.

Proposed schemes are expected to be residential in nature.

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 by 12 noon on Friday 17 September 2021.

For further information email HomesForHarrow@harrow.gov.uk