



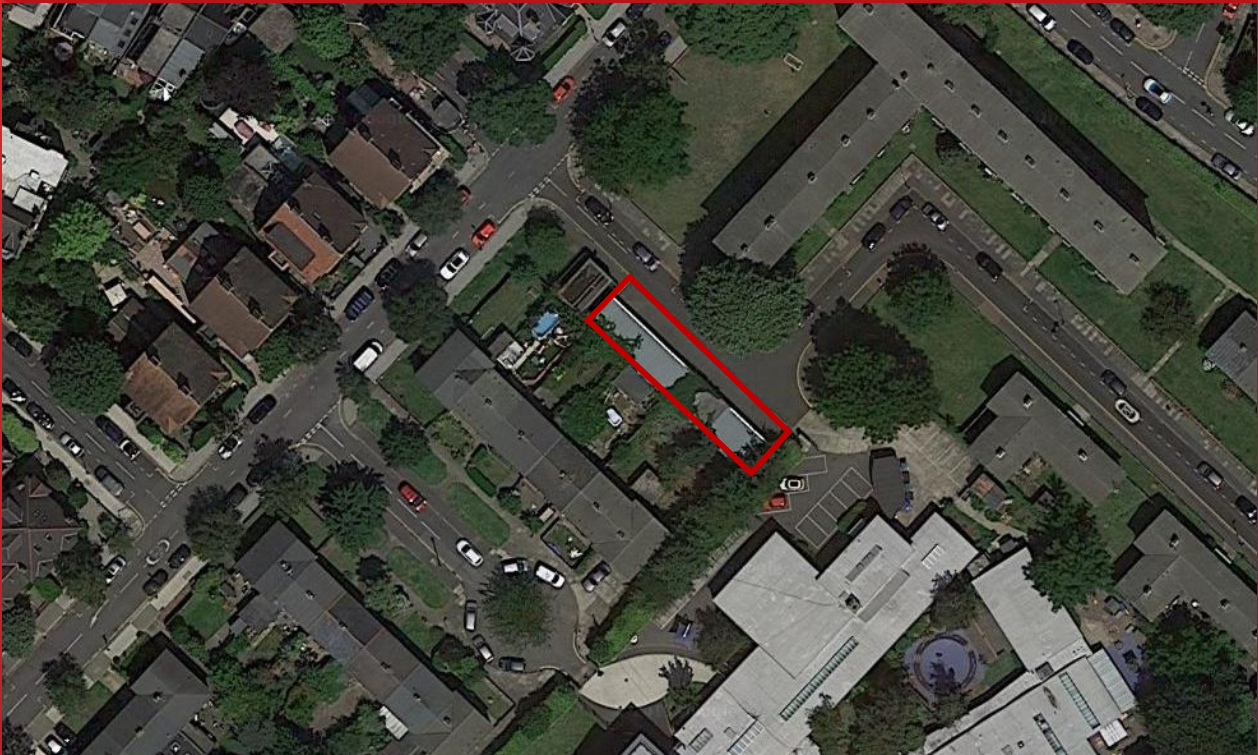
London Borough of Hounslow

Residential Development Opportunity

On behalf of London Borough of Hounslow

**Land at Florence Gardens,
Chiswick, W4 3JX**

- *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.

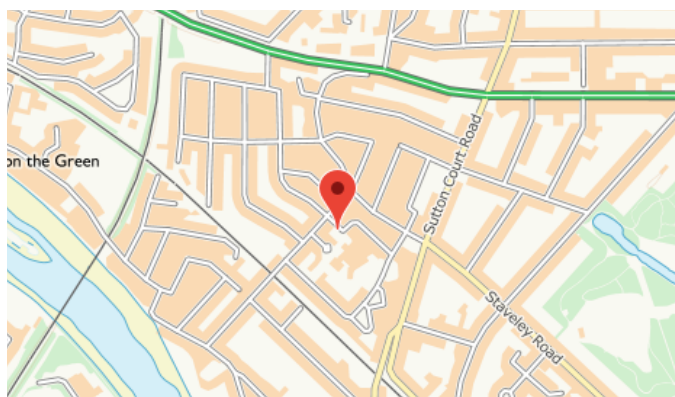
As part of this programme, the London Borough of Hounslow is releasing a number of small sites to the market, specifically for sale to Registered Providers.

Description and Location

The site is located on Florence Gardens in Chiswick, opposite Fauconberg Court.

It is approximately 0.4 miles to the north west of Chiswick and 0.6 miles to the south east of Gunnersbury railway stations. The former is served by regular South Western Railway trains to London Waterloo, Weybridge and Hounslow, while the latter provides Overground services between Richmond and Stratford. The local bus network is accessible from nearby Sutton Court Road.

The predominant use in the immediate locality is residential with the exception of a primary school to the south east of the site. In total, the site is approximately 0.061 acres (0.025 ha) in size and comprises a row of thirteen garages and hardstanding. The north western site boundary abuts an electricity substation. Florence Gardens border the site from the north east, with the flatted block of Fauconberg Court and associated amenity grassland on the other side of the street. A car park belonging to Grove Park Primary School sits to the south east of the site. The site is bound by the rear gardens of a row of terraced houses from the south west.



Site Details

Planning

The site is not subject to use class allocations, and does not form part of a conservation area.

Important to note

- The site has potential to contain archaeological remains. The Greater London Archaeological Advisory Service should be engaged early in the planning process.
- A number of neighbouring properties are residential and as such would need to be assessed for sunlight and daylight.
- The site is located in Flood Zone 3.
- The site is subject to rights benefitting adjoining tenants and third parties.
- A substation adjoins the site from the west.
- There is a service media apparatus running along/within the boundaries of the site.



View of the site from the 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
- Topographical and utility mapping survey
- Tree survey report
- Unexploded ordnance 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 MX194386.

Viewings

Potential bidders are free to view the outer perimeter of the site.

Special Condition

The site must 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.

Contact

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 of the site from Florence Gardens

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.

The logo for Red Loft, featuring the word "redloft" in a white, lowercase, sans-serif font. The background is a solid red color with a large, curved, darker red shape on the left side.

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