



London Borough of Hounslow

Residential Development Opportunity

On behalf of London Borough of Hounslow

**Parcels of land at Beaconsfield Close,
Chiswick, W4 4EL**

- *Plots 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.

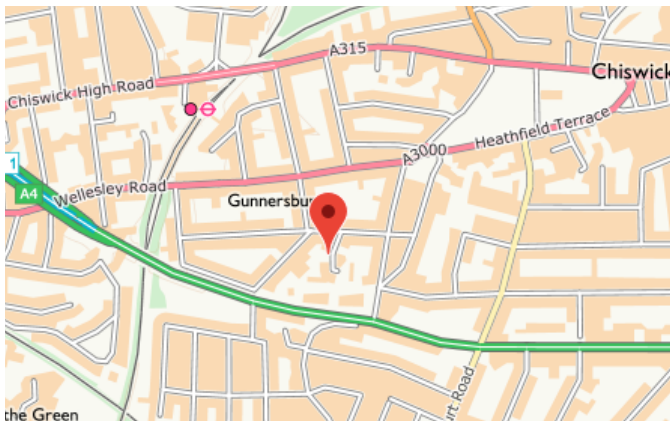
Description and Location

The site is formed of three discrete parcels of land (numbered 1-3 on the map below) located along Beaconsfield Close in Chiswick.

It is approximately 0.4 miles to the south east of Gunnersbury Station, which is served by regular Overground trains running between Richmond and Stratford. Chiswick Park Underground Station is situated 0.5 miles to the north east of the site providing access to Central London via the District line. The local bus network is accessible from nearby Wellesley Road and Sutton Court Road.

The immediate locality is mixed use in nature including residential, commercial, industrial and retail properties. In total, the site is approximately 0.202 acres (0.082 ha) in size and comprises rows of garages and hardstanding.

Parcel 1 is bound by Beaconsfield Close and an unnamed road to the north east, south east and south west. Its north western boundary runs alongside the rear garden of an end of terrace house facing Grosvenor Road. Parcel 2 borders the rear garden of a detached property to the north, amenity grassland to the east, a pedestrian pathway to the south and Beaconsfield Close to the west. Parcel 3 abuts an unnamed road to the north, and a block of flats and amenity grassland to the east. A pedestrian pathway and the rear gardens of semi-detached houses fronting onto Harvard Road, sit to the south and west of Parcel 3, respectively.



Site Details

Planning

The site adjoins the Wellesley Road Conservation Area. The characteristics of the surrounding locality will need to be given due consideration in any design proposal for the site.

Important to note

- The site is located next to a Conservation Area.
- 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.
- There are public sewers near the site.
- A number of service media apparatus are located near the boundaries of the site.
- Parts of the site are demised to adjoining tenants restricting the development of the site.
- The site does not appear to abut a public highway.

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 NGL558039.

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 Parcel 1



View of Parcel 2



View of Parcel 3

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

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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OUR HEAD OFFICE

Red Loft
24-28 Toynbee Street
London
E1 7NE