



London Borough of Hounslow

Residential Development Opportunity

On behalf of London Borough of Hounslow

**Land on the east side of Silverhall Street,
Isleworth, TW7 6RH**

- *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.

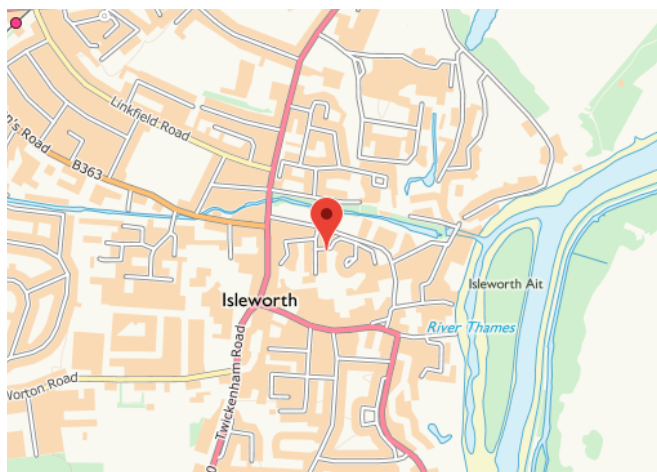
Description and Location

The site is located on the corner of Silverhall Street and Hartland Road in Isleworth, adjacent to 14 Silverhall Street.

It is approximately 0.7 miles to the south east of Isleworth Station, which is served by regular South Western Railway trains to London Waterloo, Weybridge and Mortlake. The local bus network is accessible from nearby Twickenham Road.

The predominant use in the immediate locality is residential. The wider area is mixed use with a number of commercial, religious and educational facilities along Twickenham Road and South Street.

In total, the site is approximately 0.059 acres (0.025 ha) in size and comprises a row of three garages, hardstanding and amenity grassland. The site is bound by Hartland Road to the north and Silverhall Street to the east with a semi-detached house and terraced properties on the opposite sides. A row of terraced houses sit to the east of the site. The southern site boundary adjoins an end of terrace house fronting Silverhall Street and its associated back garden.



Site Details

Planning

The site forms part of Isleworth Riverside Conservation Area. Therefore, 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 in a Conservation Area and there is a tree of moderate quality on the site and another near the site.
- The site has low - moderate potential to contain archaeological remains. The Greater London Archaeological Advisory Service should be engaged early in the planning process.
- All neighbouring properties are residential and as such would need to be assessed for sunlight and daylight.
- There is a public sewer near the site.
- Two of the titles comprising the site are subject to a number of restrictive covenants relating to the development of the site.
- The site is subject to rights benefitting adjoining tenants and third parties.
- Parts of the site are designated as public amenity land and adopted 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
- 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 numbers MX194499 and NGL563934, and the Mayor Aldermen and Burgesses of the Borough of Heston and Isleworth under title number MX191554.

Viewings

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

Special Condition

The site needs to 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.

Contacts

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 Silverhall Street

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



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