

For Sale Residential Development Opportunity

On behalf of Transport for London
March 2019

Land at 286 Long Lane, Finchley, N2 8JP

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Vacant plot located in Finchley
- Site area approximately 0.10 acres (0.04 hectares)
- Freehold for sale via informal tender
- Unconditional and subject to planning offers invited
- Bid deadline 12 noon Friday 24th May 2019



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 Long Lane in Finchley and is adjacent to the North Circular. The North Circular can be accessed via Squires Lane approximately 0.8 miles to the north east. This provides access to central London as well as the M1 motorway.

The site is situated approximately 0.6 miles south east of Finchley Central Underground Station (Northern Line), which provides regular services to Bank Underground Station in 30 minutes. There are also regular bus services along Long Lane which provide a direct route to Finchley Central Station.

The surrounding area comprises predominantly residential uses, with local shops and amenities located approximately 0.7 miles to the north west of the site and Brent Cross Shopping Centre located approximately 2.4 miles to the south west of the site.

Description

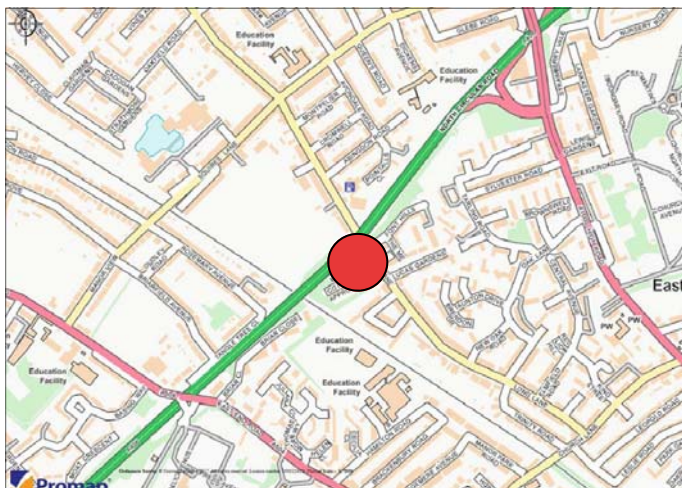
The site as shown edged red on the plan below measures approximately 0.10 acres (0.04 ha) in size and comprises a vacant plot, which is covered with vegetation and several mature trees. The boundary with Long Lane is fenced. The site is broadly rectangular with a slight gradient from the north west to south east. The site is accessed directly from Long Lane.

The site fronts Long Lane at its north eastern boundary, abuts the elevated North Circular Road to its north western boundary and lies adjacent to open amenity land to the south west. Immediately to the south east is a two storey end of terrace house (290 Long Lane).

- **Please note: TfL will retain access rights over a 3 meter strip adjacent to the North Circular Road (as shown cross hatched blue on the plan below), in order to enable inspection and maintenance of the highway structure. This area can be considered a 'no-build zone'.**

Title

The site is held freehold by Transport for London under the following five title numbers: AGL68025, MX348085, MX382035, MX391098 and MX104494. TfL will dispose of the freehold interest in the site. 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 enquires in relation to title matters.



Avison Young

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Planning

The site is not allocated for any specific use and is not part of a Conservation Area. There are no active planning applications or permissions for a change of use or redevelopment of the site at present.

TfL have made initial enquiries with the London Borough of Barnet's Planning Department who have noted that the principle of residential use is likely to be acceptable on the site, subject to compliance with the relevant policies and standards. Scheme design will need to consider mitigation measures for noise, air quality and on-site trees. TfL have provided a planning statement on the site which can be viewed on the GLA Small Sites marketing portal.

Information Pack

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

- Topographical survey
- Geotechnical and Geo-Environmental desk study
- Preliminary Tree survey report
- Ecological assessment
- Technical report summary
- Planning statement
- Report on title
- Buried Services/Utility Searches
- Replies to CPSEs
- Draft legal documentation



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.

Viewings

The site can be viewed externally from Long Lane, although the site is hoarded and access is therefore limited.

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 unconditional offers and / or subject to planning offers via informal tender.

TfL require confirmation that bidders understand the access/no-build zone requirements for this site (please refer to the above plan highlighting the 3 meter exclusion zone and the report on title).

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 24th May 2019.



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