

## For Sale Residential Development Opportunity

On behalf of Transport for London  
March 2019

### North Ealing Station Car Park, North Ealing, W5 3AF

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Operational car park
- Site area approximately 0.37 acres (0.15 hectares)
- Long leasehold (250 years) for sale via informal tender
- Subject to planning offers invited for 50% affordable housing
- Vacant possession upon completion
- 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 located in North Ealing within the London Borough of Ealing. The site is situated approximately 50 meters north of North Ealing Underground Station, which is served by the Piccadilly line.

The surrounding area is predominantly residential, with a small local centre and retail parades located on both the corner of Station Road and Boileau Road and along Queen's Drive.

Ealing Common is situated 0.5 miles to the south providing 47 acres of open space.

Ealing Broadway is located approximately 0.8 miles south west of the site, offering a range of shops and restaurants. Ealing Broadway station is undergoing major improvements as part of the plans to introduce Crossrail's Elizabeth line, which is due to open by December 2019 and will provide direct access into Central London (Bond Street) in 11 minutes.



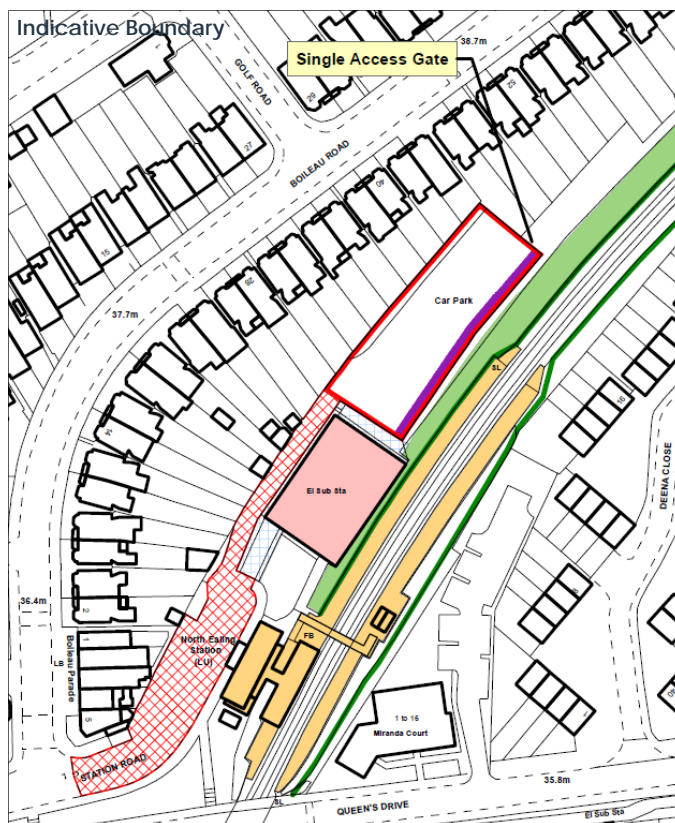
## Description

The site extends to approximately 0.37 acres (0.15 ha) **(as shown edged in red on the below plan)**. Vehicular access in and out of the site is currently via Station Road, to the south west of the site **(as shown by the red hatched area on the below plan)**.

The south eastern boundary of the site runs parallel to North Ealing's railway line (Piccadilly service), whilst the rear gardens of residential properties along Boileau Road abut the north western boundary of the site. Directly to the South of the site is a two-storey electricity substation and beyond is North Ealing Station.

The site is currently operated by NCP as the Station car park and comprises approximately 50 parking spaces. This agreement can be terminated by 3 months' written notice from TfL to provide vacant possession upon completion.

**Please note: TfL will retain access rights over a 3 meter strip for maintenance of the adjoining railway/sidings (as highlighted in purple on the plan below). This area can be considered a 'no-build zone'.**



Avison Young  
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## Infrastructure Protection

Developers will be required to satisfy London Underground that their proposals do not adversely impact the railway. Any scheme will be subject to designs being approved by London Underground and the construction method statements being agreed with TfL together with appropriate indemnities for TfL. Please refer to the Site Specific Development Constraints document and the relevant documents within the information pack.

## Engineering Constraints

An engineering constraints study has been undertaken which concludes the site as having development potential. In terms of construction logistics, the main constraints will be the substation to the south, operational railway to the east and the size of the single lane access road to the site.

Although no operational cables have been identified on site, it is likely that buried cables leading to and from the substation are present, which would need to be confirmed by further site surveys.

## Planning

The site is not subject to any specific allocation and is not part of a Conservation Area. However, North Ealing Underground Station building is Grade II listed and the railway sidings to the south east of the site are designated as a Site of Importance to Nature Conservation. There are no active planning applications or permissions for a change of use or redevelopment of the site at present.

The site has potential for residential development. Development must respect the amenity of neighbouring properties along Boileau Road as well as conserve or enhance the Grade II listed station. TfL have provided a planning statement on the site which can be viewed on the GLA Small Sites marketing portal.

## Title

The site is held freehold by Transport for London under title number AGL262825. TfL will grant a 250 year lease over the plot.

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.

## 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.

## Information Pack

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

- Topographical survey
- Archaeological desk based assessment
- Geotechnical and Geo-Environmental desk study
- Ecological assessment
- Floor risk assessment
- Technical report summary
- Planning statement
- Report on title
- Utility Searches
- Replies to CPSEs
- Draft legal documentation

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## Viewings

The site can be viewed externally and accessed from Station Road.

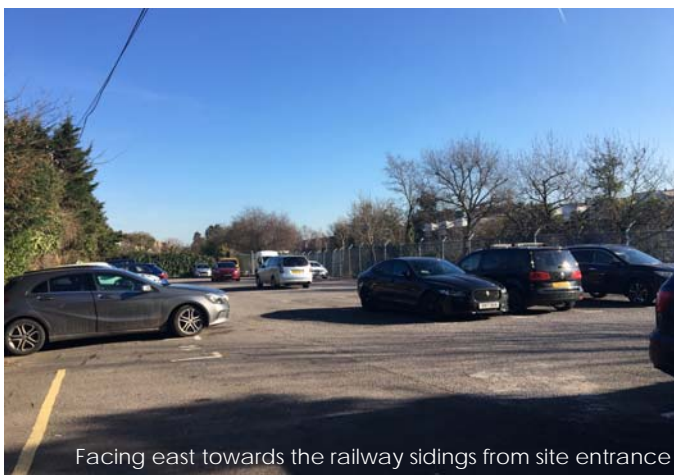
## VAT

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 subject to planning offers via informal tender for schemes comprising 50% affordable housing.

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](mailto:smallsites@london.gov.uk) by 12 noon on Friday 24th May 2019.



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