



Tower Hamlets Affordable Self-Build Programme

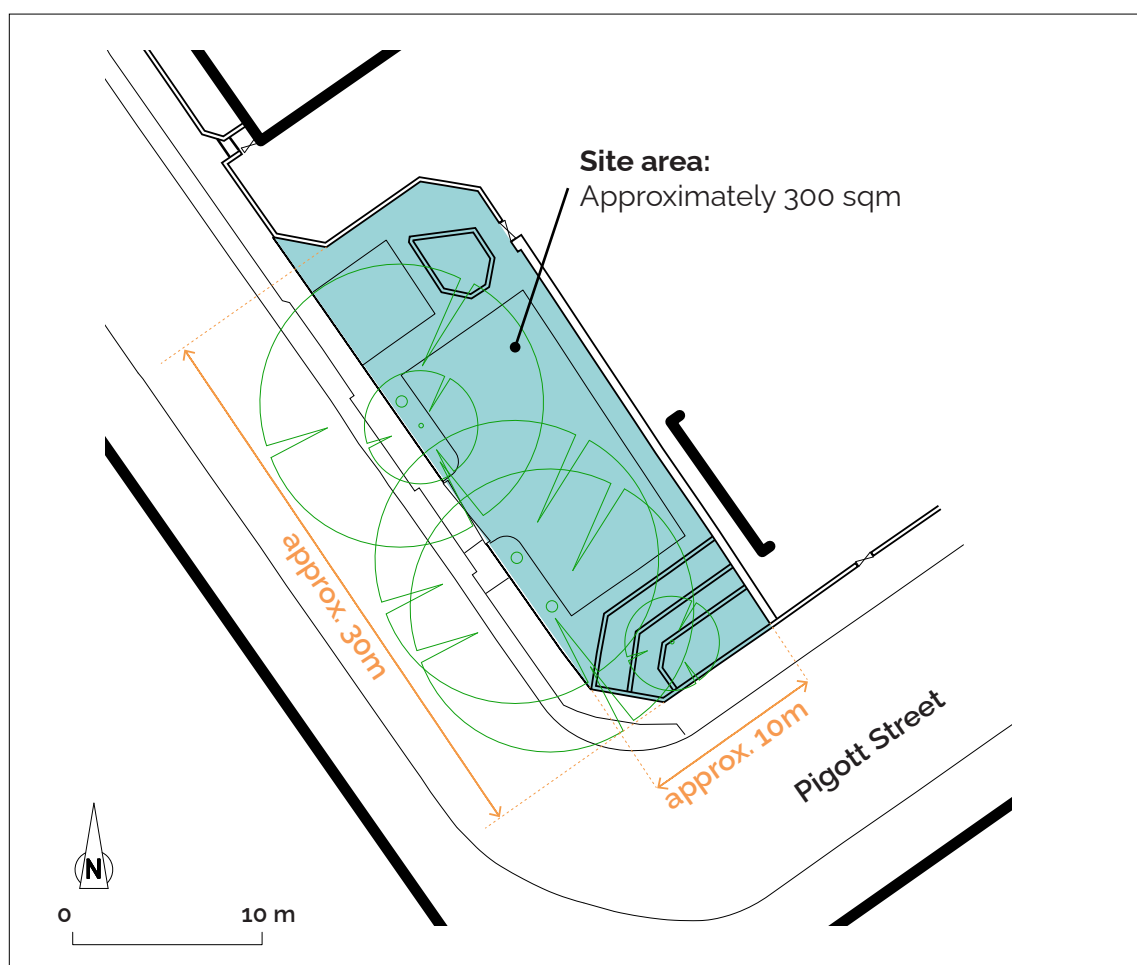
Open for bidding

Affordable self-build opportunity (residential)

On behalf of London Borough Tower Hamlets

Pigott Street, E14 7DN

- Brownfield site located in Tower Hamlets
- Site area approximately 300sqm
- Long Leasehold (250 years) for sale via informal tender
- Bids from community led groups/organisations
- Part of the GLA's Small Sites Small Builders Programme



GLA Small Sites Programme

Local Authorities in London are 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 Pigott Street in Tower Hamlets within the Mile End Ward and is located within 10 minutes walk to Mile End Park, Bartlett Park and Limehouse Cut and Basin.

The site is located 0.4 miles from Westferry DLR station, which currently provides services and 1 mile from Mile End Underground station.

The direct surrounding area is mostly residential with commercial uses concentrated on East India Dock Road and Bartlett Road nearby.

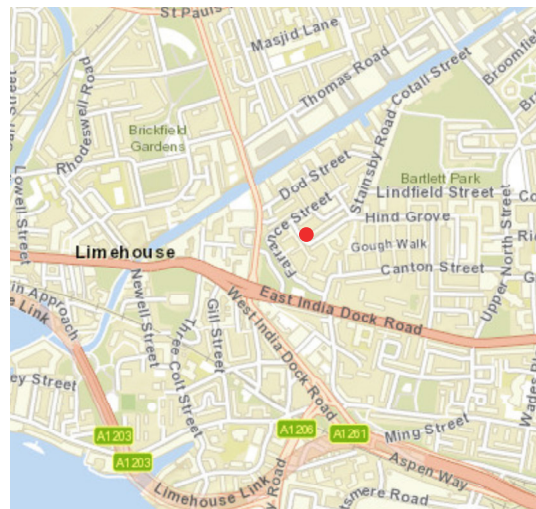
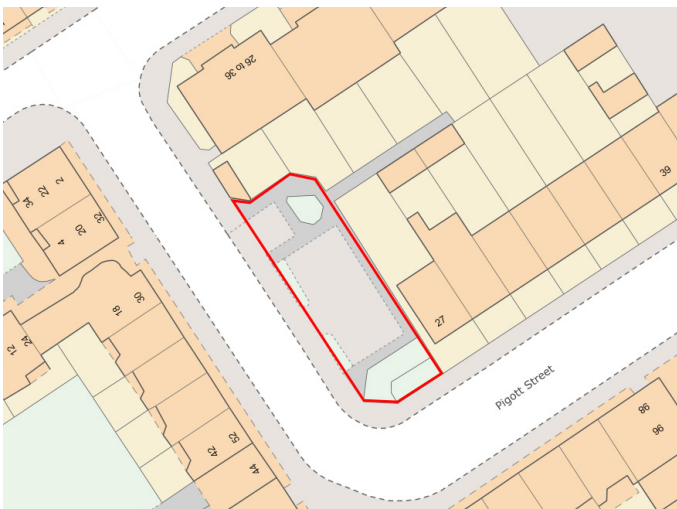
Description

Rectangular corner plot on street of four storey blocks of flats. Previously used for parking, the site is currently fenced-off and unused. The site measures approximately 300 sqm in size.

Key Constraints

There are trees on the site and removal of one or more of these trees will most likely require a compensation package which includes planting street trees adjacent to the site and ensuring an overall net gain for trees, canopy cover and biodiversity.

Proximity and to the adjacent residential units will need to be addressed and development on the site would need to ensure that habitable room windows are not creating unacceptable mutual overlooking.



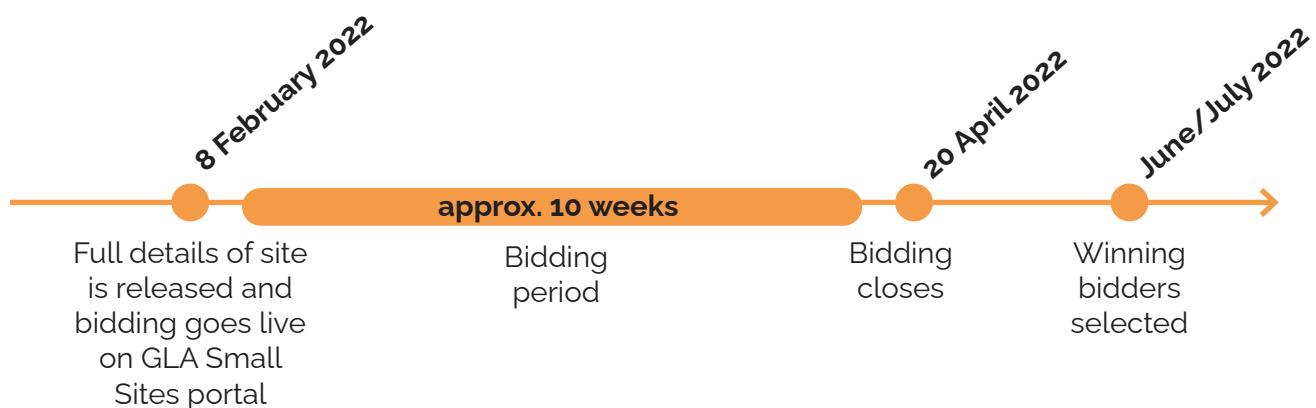
When is the site being made available?

The bidding for the next council-owned site for Affordable Self-Build will be launched in February 2022.

The council has carried out initial due diligence on the site to assess its suitability for housing. Neighbouring residents were notified of the Council's interest in developing this land for housing in 2019 and have been updated on plans to bring these sites forward in January 2022. Due diligence information is available to prospective self-builders on the GLA Small Sites Portal. This includes details such as title report, technical surveys, site dimensions and advice from the planning team. A Guide to Bidders with more detailed information is also available.



Approximate Timeline



Disclaimer:

The following site information is provided for information only and is subject to change.

Any development proposed through the Affordable Self-Build Programme will be subject to planning permission and expected to comply with all relevant planning policy.