



For Sale

Residential Development Opportunity

On behalf of Harrow Council

May 2021

Land at Pinewood Close, Pinner HA5 4BW

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Area of council owned garages
- Site area approximately 697 sqm
- Long Leasehold (250 years) for sale via informal tender
- Subject to planning offers invited for residential development
- Bid deadline 12 noon Friday 17 September 2021

GLA Small Sites Programme

As part of the GLA's Small Sites, Small Builders programme, Harrow Council is releasing a number of small sites to the market specifically for residential development. 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 Pinewood Close site, on the north western corner of Pinewood Close in Pinner HA5 4BW, comprises a row of 16 single storey council owned garages and hardstanding, accessed off Pinewood Close.

Public transport accessibility is low. The closest bus stop (Hatch End, Headstone Lane) is approximately 450 metres from the site and is served by routes H12, H14 and 182. The nearest station is Hatch End which is approximately 1.1 km to the south-west of the site and provides London Overground services to London Euston and Watford Junction Rail Stations

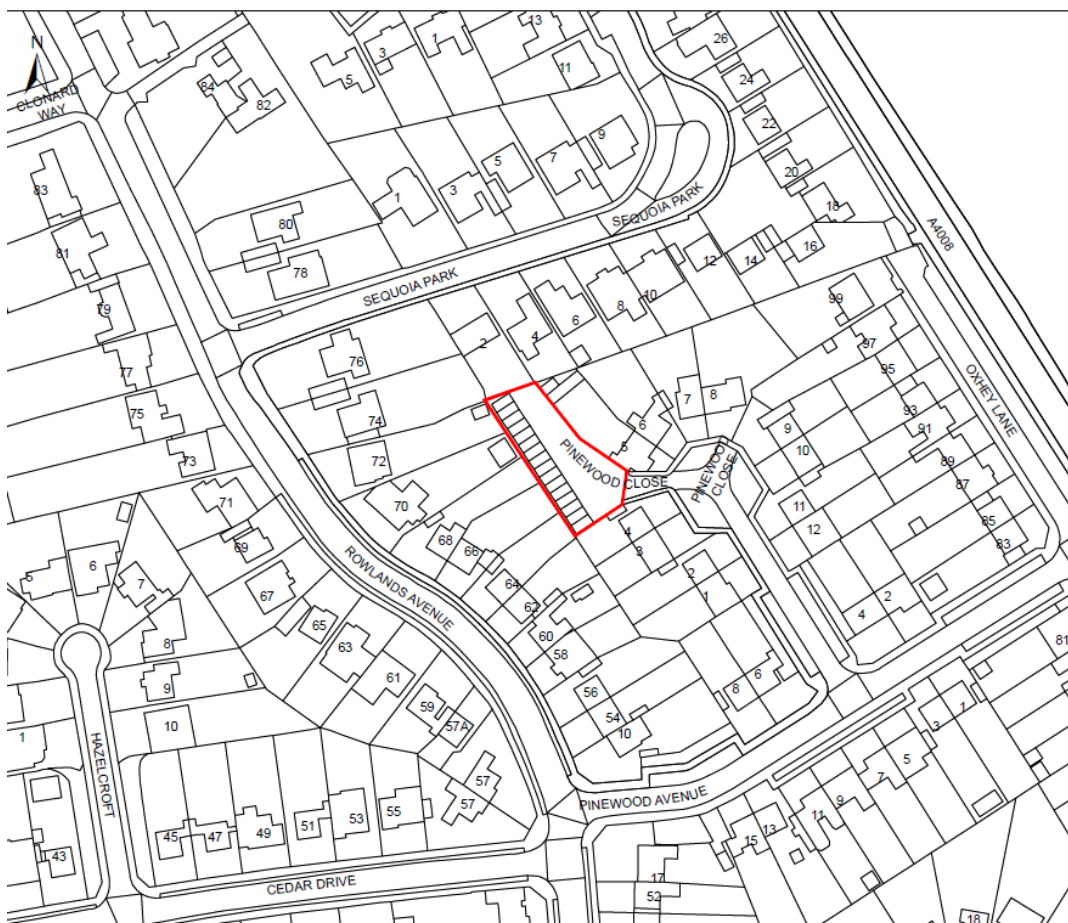
To the west of the site are the rear gardens of detached and semi-detached properties along Rowlands Avenue. Along the northern boundary are mature trees within the rear garden of a Sequoia Park property. To the south is 4 Pinewood Close, a two storey semi-detached house with garden and garage.

Description

The site is L-shaped, covering an area of 697 sqm. The surrounding area is predominantly characterised by residential properties. To the rear of the garages the western boundary of the site is characterised by trees and overgrown vegetation.

5 Pinewood Close and its rear garden border the site to the east. There is an existing gate which provides direct access from the rear garden into the development site. In addition, there is an existing outbuilding, with a garage door on the side elevation which faces directly into the site. 5 Pinewood Close has an express right of way over land included within the Property.

The garages will be vacated prior to disposal to give vacant possession of the site.



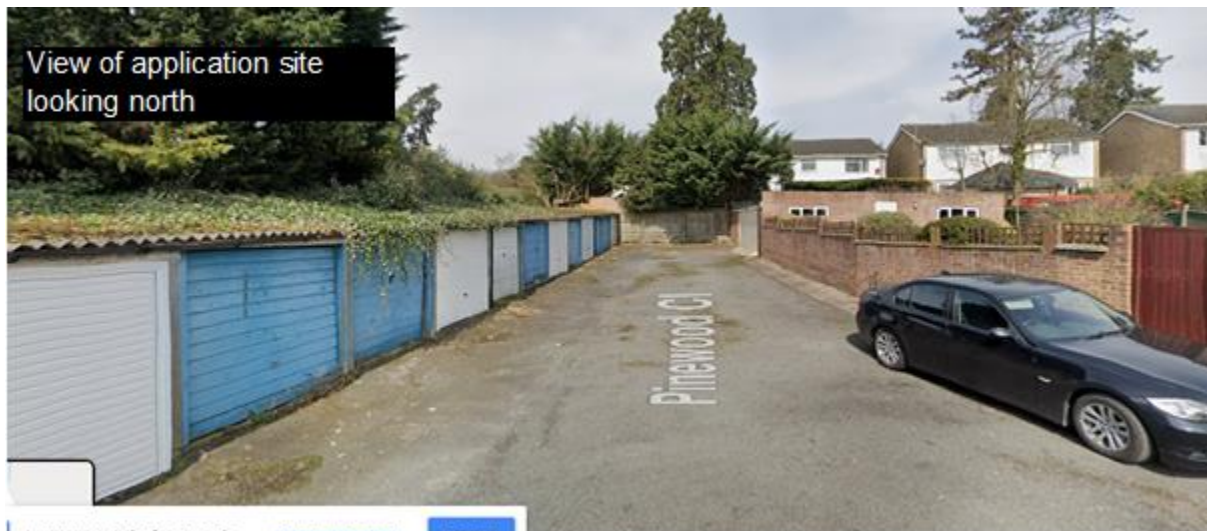
Red line boundary map

Information Pack

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

- Topographical + Utilities PAS 128 report
- Phase 1 Geotechnical Report
- Asbestos Survey
- UXO Phase 2 Desktop Survey
- Ecological Assessment, Tree Survey and AIA
- Site Access / Highways Assessment
- Planning Assessment
- Survey Output Report
- LPA Planning Statement
- Report on Title
- Draft Legal documentation
- Red line boundary map
- Drainage Search report
- Utilities Search report





Planning

There are a number of windows on the flank wall of 5 Pinewood Close and one window on the flank wall at first floor level of 4 Pinewood Close which face directly onto the site. The degree of outlook for these properties is likely to be minimised as a result of new development. The windows to the rear of properties at Rowlands Avenue and Sequoia Park may also be impacted, however there are a series of tall, mature trees at these boundaries which can provide an element of screening. The relationship with neighbouring properties in terms of overlooking, privacy and daylight and sunlight should be considered, having regard to the guidance in Harrow's SPD.

The site does not fall within a Conservation Area nor does it contain any listed buildings.

The site falls within flood zone 1 on the Environment Agency's flood maps and is therefore at low risk of flooding.

There are no trees on site protected by a Tree Preservation Order (TPO). However, the land just beyond the northern boundary contains multiple mature trees which are protected by TPOs and are subject to a TPO Area Order. The western site boundary is also characterised by multiple mature trees. There are a number of mature trees which are protected by TPOs located just beyond the northern boundary and which also fall within a TPO Area.

Local Planning Authority comments (see Harrow Council LPA Planning Statement) indicate that one two storey single family dwelling house or two storey flatted development of not more than two units is appropriate for this site. Any proposal would need to ensure that adequate off-street car parking is provided and maintain an active and landscaped frontage in keeping with the existing street scene.

Title

The Property is registered at the Land Registry as part of a larger parcel of land – this being land lying between Rowlands Avenue and Oxhey Lane, Hatch End, Harrow, under title number MX262523. The class of title is absolute freehold title. Absolute title is the best class of title available. The registered owner of the freehold land within title number MX262523 (which includes the Property) is, and will continue to be, the Council

Harrow Council will grant a 250 year lease over the plot. A report on title can be downloaded from the GLA Small Sites marketing portal although purchasers will be expected to rely on their own enquiries and investigations in relation to title matters and rights benefitting third parties.

Draft Documentation

Template legal documentation has been developed for use as part of the GLA Small Sites marketing portal and includes a summary explaining how the documents work. The contractual documents are non-negotiable save for any amendments required in relation to a tenure other than market housing proposed by the successful bidder.

Viewings

The site is open and can be viewed. Access is via Pinewood Close.

VAT

The purchase price will be exclusive of any VAT.

Terms

We are seeking subject to planning offers via informal tender.

Proposed schemes are expected to be residential in nature.

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 17 September 2021.

For further information email HomesForHarrow@harrow.gov.uk