

## For Sale Residential Development Opportunity

On behalf of Transport for London  
March 2020

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### Queensbury Station Car Park, HA8 6AT

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Eastern portion of Queensbury Station Car Park
- Site area approximately 0.24 acres (0.10 hectares)
- Long leasehold (250 years) for sale via informal tender
- Subject to planning offers invited for 50% affordable housing
- Bid deadline 12 noon Monday 24th August 2020



# GLA Small Sites Programme

TfL is delivering a number of small sites to the market as part of the GLA's Small Sites Programme. The programme intends 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 at Turner Road within the London Borough of Brent. The site is adjacent to Queensbury Underground Station to the east and a row of semi-detached houses to the west, with the train line located to the south. The site has frontage onto Turner Road to the north.

The site is located adjacent to Queensbury Underground Station which provides direct access to west London via the Jubilee Line. The site also lies 1.9 miles from Colindale Station which is served by the Northern Line.

As well as the significant transport infrastructure surrounding the site, the surrounding area provides a mixture of residential and commercial uses with a number of independent and national retailers located in the immediate vicinity including a Morrisons supermarket and a B&Q. Residential properties in the area predominately comprise of terrace and semi-detached housing.



## Description

The site comprises the eastern half of the commuter car park at Queensbury Station. The car park provides 79 car parking spaces in total, with approximately 37 bays within the eastern subject boundary. The building heights either side of the site range from 2-4 storeys. The surrounding area features a mix of residential, retail and commercial land uses. The subject site extends to approximately 0.24 acres (0.1 hectares), with the entire car park including the western portion measuring approximately 0.49 acres (0.2 hectares).

## Planning

The Draft Brent Local Plan identifies the car park as site allocation BNSA8. The car park is suitable for residential plus re-provision of car parking required for station with an indicative capacity for 36 homes. Active frontages should be sought along ground floor of turner road.

The identified site has no relevant planning history.

The site has good prospects for development given the site allocation in the emerging local plan. However, an element of commuter car parking will need to be retained on the site. A parking survey will likely need to be undertaken to ascertain the acceptability of losing part of or all commuter parking and to justify car free residential development.



### Avison Young

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## Information Pack

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

- Topographical Survey
- Flood Risk Report
- Unexploded Ordinance Survey
- Technical Report Summary
- Planning Statement
- Report on Title
- Replies to CPSEs
- Draft Legal Documentation

## Title

The site is held freehold by London Underground Limited under title number AGL249400. TFL 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.

## Viewings

The site can be viewed externally from Turner 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 Monday 24th August 2020.



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