For Sale

Residential Development Opportunity

On behalf of Harrow Council

May 2021

Land at Tintagel Drive, Stanmore HA7 4SR

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Area of council owned garages
- Site area approximately 320 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 site comprises a row of 8 single storey council owned garages and an area of hardstanding located on the south side of Tintagel Drive, Stanmore HA7 4SR.

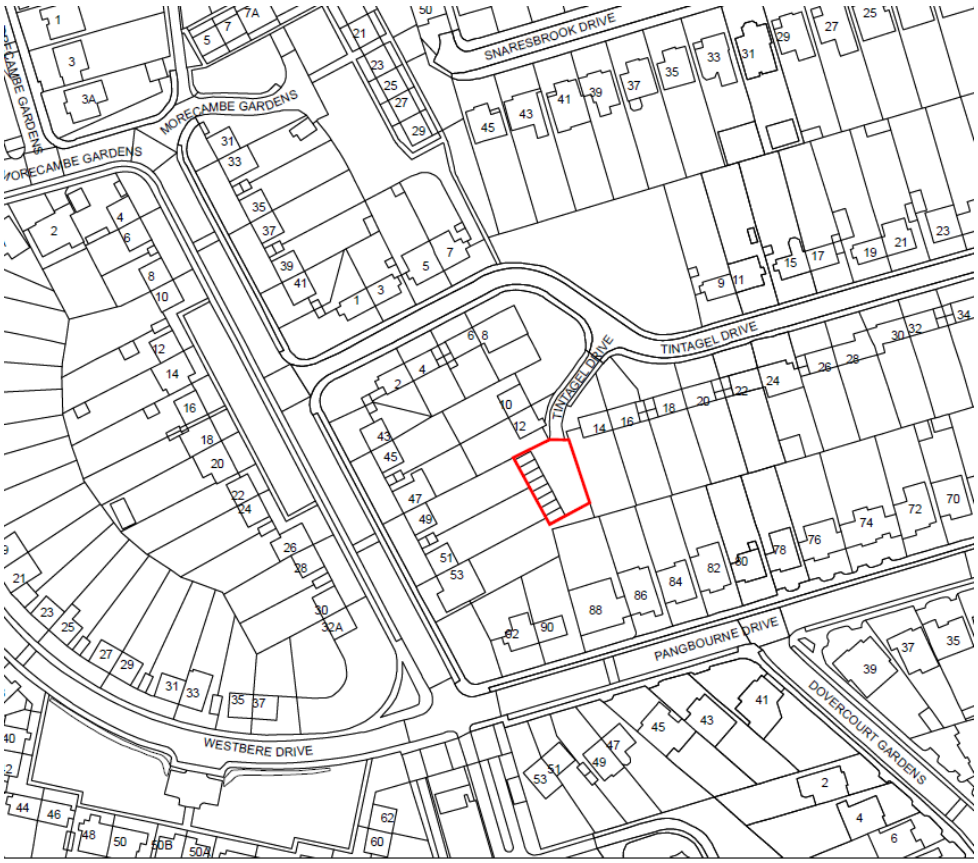
Public Transport accessibility is low. The closest underground station is Stanmore which is located approximately 600 metres from the site and is served by the Jubilee line. There are also 2 bus stops within 650 metres of the site, the stop at London Road/Reenglass Road being served by route 142 and the stop at Stanmore Station being served by the 324 and H12

Description

The surrounding area is predominantly characterised by residential properties. The site area is 320 sqm.

To the south, east and west of the site are rear gardens of detached and semi-detached properties along Morecambe Gardens and Pangbourne Drive. Further south is the Aylward Primary School, accessed from Westbere Drive and Pangbourne Drive. Along the northern boundary is 12 Tintagel Drive, a two storey semi-detached house with garden and garage. Further north is a large open area which is designated as Open Space.

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 two windows on the flank wall of 12 Tintagel Drive which face directly onto the site. To the north-east of the site is 14 Tintagel Drive which will also likely be impacted by development. There are the rear gardens of properties to the east, west and south of the site. 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.

Critical drainage area covers the entire site.

There are no trees on-site protected by a Tree Preservation Order (TPO).

The site is located in a Controlled Parking Zone (CPZ) Zone: H (10am-11am & 3pm – 4pm Mon – Sat). Future occupiers of the development may not be eligible for parking permits in the CPZ.

Local Planning Authority comments (see Harrow Council LPA Planning Statement) indicate that one single family dwelling house or a two-storey flatted development of no more than two units is appropriate for this site. Any proposal would need to ensure that adequate off-street car parking is provided. The development must maintain an active and landscaped frontage in keeping with the existing street scene.

Title

The property is, and will continue to be, held freehold by the Mayor and Burgesses of the London Borough of Harrow under title number MX254889. 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 Tintagel Drive.

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