

For Sale

Residential Development Opportunity

On behalf of Transport for London
March 2020

Yard on Wadham Road, Putney, SW15 2LR

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Area of yard space on Wadham Road
- Site area approximately 0.05 acres (0.02 hectares)
- Long leasehold (250 years) for sale via informal tender
- Subject to planning offers invited
- 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:

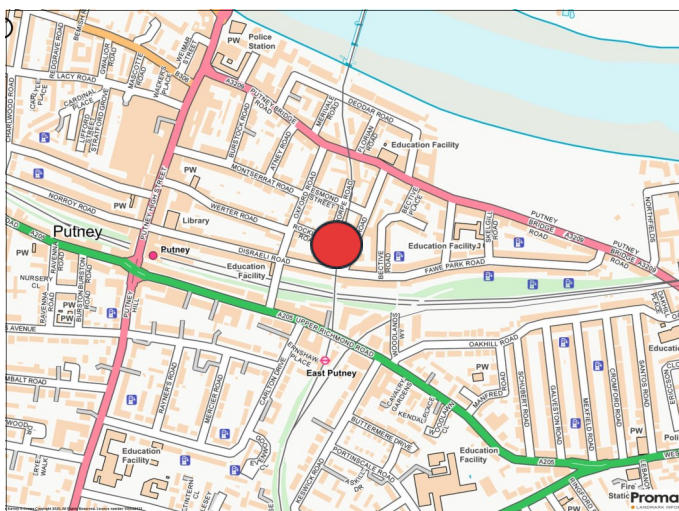
- Bring small publicly owned sites forward for residential-led development
- Invigorate new and emerging 'sources of supply' including small developers, small housing associations, community-led housing groups and self builders.

Location

The site is located at Wadham Road in Putney and is within the London Borough of Wandsworth.

The site is located 0.3 miles to the north of East Putney Train Station and 0.3 miles to the east of Putney Train Station. East Putney station is served by the district line which provides regular access into central London via the underground. Putney train station provides regular services into London Waterloo, Weybridge and Hounslow.

As well as the significant transport infrastructure surrounding the site, the surrounding area is predominantly residential, with the properties on Wadham Road to the east comprising mainly two storey terraced and semi-detached houses. The site is located less than 0.5 miles east of Putney town centre which provides a number of local amenities such as TK Maxx, Sainsbury's and Putney Exchange, a large 2 level shopping centre.



Description

The site extends to approximately 0.05 acres (0.02 ha) and comprises an area of concreted yard space, with access on the eastern boundary off Wadham Road.

The site comprises a square area of concreted brownfield land. The site is adjacent to a railway viaduct which connects the two LU stations: Putney Bridge and East Putney.

TfL is likely to retain access rights over a 3 metre strip along the western boundary of the site for maintenance of the railway and access to the viaduct. This area will need to be considered a no-build zone.

Tenancy

The site is subject to a single lease, let to London Roofing Limited expiring on 22nd February 2024 at a rent passing of £30,000 pa. We understand the lease is subject to a 6 month termination clause.

Planning

There are no active planning applications or permissions for a change of use or redevelopment of the site at present. The site is within the Oxford Road Conservation Area.

This site has development potential for lower rise (2-3 storeys) development. Development will need to preserve the character of the Oxford Road conservation area.



Avison Young

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Information Pack

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

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

Title

The site is under London Underground Limited ownership. There is no title number as the property is not registered. 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.

Please note that whilst the arches do not form part of the sale boundary, they are available alongside on a leasehold basis subject to necessary infrastructure protection considerations.

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 Wadham 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.

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 Monday 24th August 2020.



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