

For Sale Residential Development Opportunity

On behalf of Transport for London
March 2019

Site 13 at Western Avenue, East Acton, W3 7EF

- Excellent development potential
- Part of the GLA's Small Sites Small Builders Programme
- Vacant plot situated on the Westway
- Site area approximately 0.24 acres (0.1 hectares)
- Freehold for sale via informal tender
- Unconditional and subject to planning offers invited
- Bid deadline 12 noon Friday 24th May 2019



GLA Small Sites Programme

TfL is 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 located in the London Borough of Ealing. The site is located on the corner of Western Avenue (A40) and Glendun Road.

The site is located within 0.3 miles (7 minute walk) south west of East Acton Underground Station, which is served by the Central Line. Acton Central Station is 0.7 miles (circa 15 minute walk) to the south west of the site, which is served by London Overground and Acton Mainline Railway Station is 0.8 miles to the north west (circa 15 minute walk). Acton Mainline station is undergoing major improvements as part of the plans to introduce Crossrail's Elizabeth line, which is due to open by December 2019 and will provide direct access into Central London (Bond Street) in 9 minutes.

The site sits within an established residential and commercial area. To the west of the site is a new housing development 'Aviation Place'.



Description

The site extends to approximately 0.24 acres (0.1 ha). The site is rectangular in shape, and fronts Western Avenue to the north.

The site primarily comprises vegetated green space, with a small portion of hard standing to the east which leads to a pedestrian access point directly adjoining a vehicular entrance to the adjacent Homebase superstore. A 4 storey flatted development sits directly to the south of the site (Glendun Court).

Planning

The site is allocated as part of Development Site OIS4 within the adopted Ealing Development Sites DPD (2013). Site OIS4 comprises five parcels of land allocated for residential development as part of "enabling development necessary to deliver improvements to the Green Corridor".

The Site is also located within the Acton Green Corridor Policy Area (as per LB Ealing Core Strategy, 2012), and a small portion of the western boundary of the site is located within the East Acton Lane Archaeological Interest Area (see LB Ealing Development Management DPD Policy 7C).

The site sits within an established residential location, with recent permissions to the east and west, however, site allocation conditions regarding landscaping provision may need to be overcome. TfL have provided a planning statement on the site which can be viewed on the GLA Small Sites Marketing Portal.



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Information Pack

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

- Topographical survey
- Arboricultural survey
- Archaeological assessment
- Ecological assessment
- Geotechnical / Contaminated land desk study
- Technical report summary
- Utility Searches
- Planning statement
- Report on title
- Replies to CPSEs
- Draft legal documentation

Title

The site is held freehold by Transport for London under title number AGL55655. TFL will dispose of the freehold interest in the site. 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 Glendun Road, or Western Avenue.

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 unconditional offers and / or 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 Friday 24th May 2019.



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