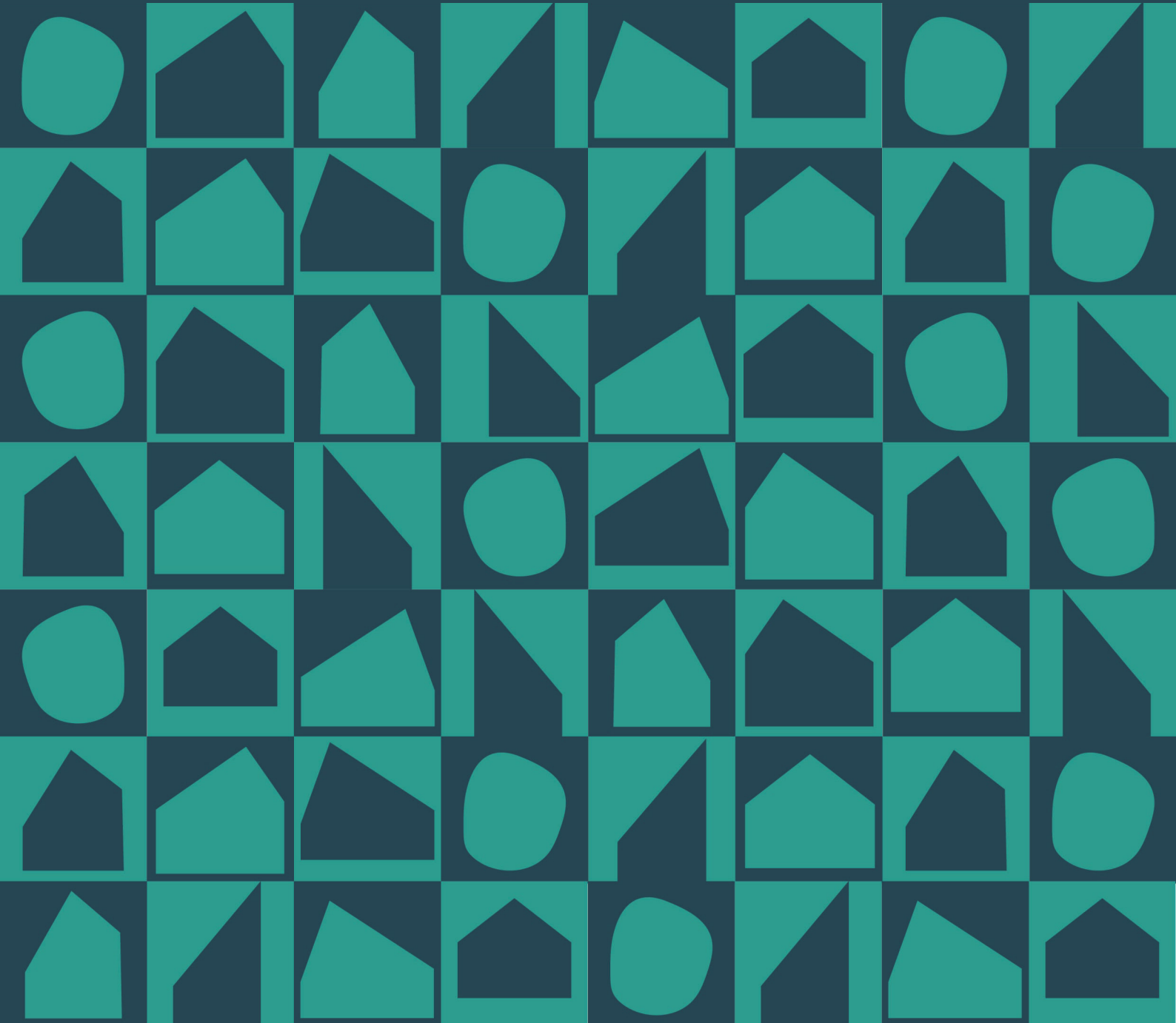
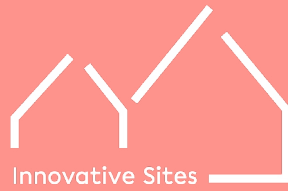


# Site Particulars





# Goresbrook Road



Aerial View over Goresbrook Road site

Site  
Area:  
0.02 ha

**Address:**

Land at 190 Goresbrook Road, Dagenham, RM9 6XS

**Description:**

The site is 0.6 miles from Becontree Station (13 minute walk), PTAL 0. The site is bounded by a flank wall to the west, rear gardens to the north and east and Goresbrook Road to the south. Freehold sale available, subject to planning.

**Landowner:**

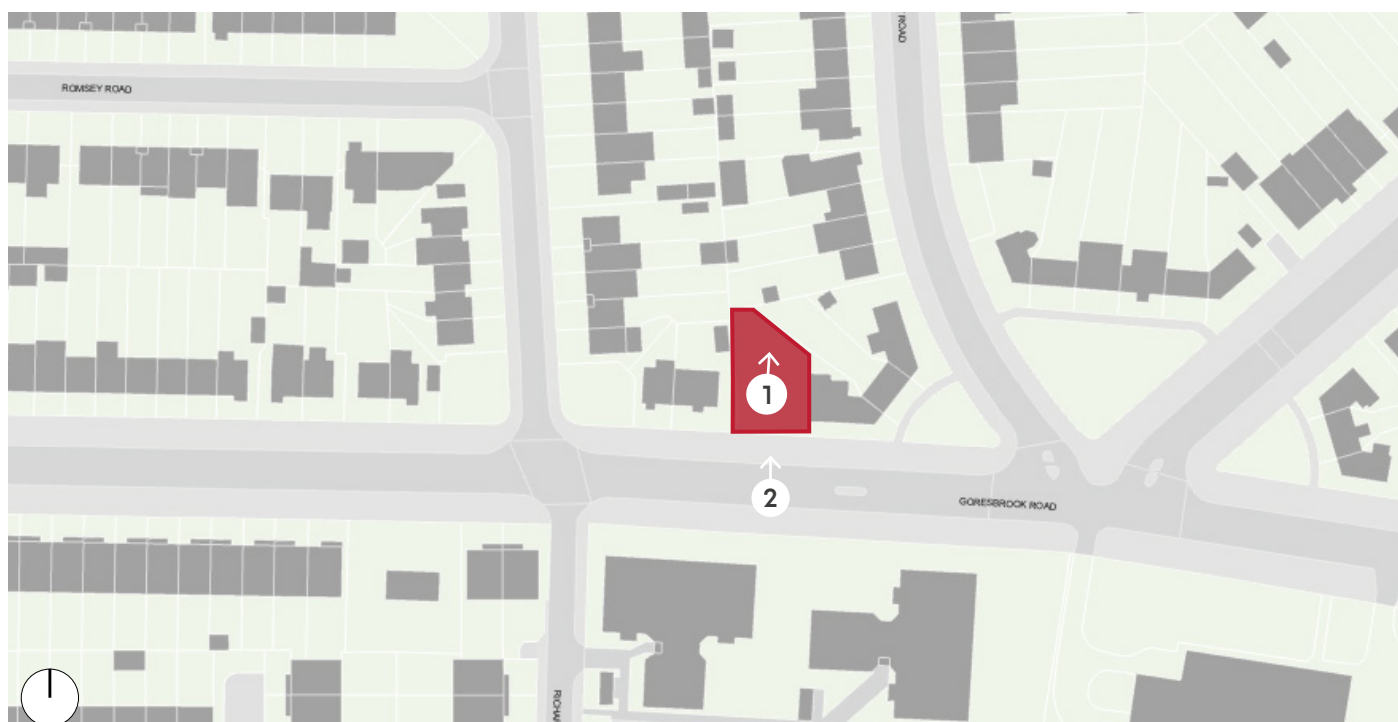
The Mayor and Burgesses of the London Borough of Barking and Dagenham.



View of the site looking north



Site frontage from Goresbrook Road



OS Map of Goresbrook Road site and the surrounding context

## GLA Small Sites Programme

The London Borough of Barking & Dagenham and Be First are bringing forward a number of small sites as part of the GLA Small Sites Programme. The programme is intended to:

- build new homes for local people
- increase the supply of new and genuinely affordable homes.

## Site Description

The site is located at number 190 Goresbrook Road, Dagenham, RM9 6XS. The site is 0.6 miles from Becontree Station (13-minute walk), PTAL 0.

The site is bounded by a flank wall to the west, rear gardens to the north and east and Goresbrook Road to the south.

The site currently comprises overgrown left over open space located between an end of terrace house to the east and a semi-detached house to the west. Historic maps indicate that the site once formed part of 190 Goresbrook Road. A new site gate was fitted to in 2020.

**Title number: EGL405637**

## Technical Information

Detailed technical and legal information on the site can be downloaded from the GLA Small Sites marketing portal, including:

- Report on Title
- Topographical survey
- Geotechnical & contamination survey
- Asbestos Survey
- Party Wall Survey
- Underground Services
- Unexploded Ordnance Survey
- Flood Risk Assessment
- Ecology Survey
- Arboricultural Survey
- Archaeological Desktop Survey
- Acoustic survey
- Daylight & Sunlight
- Transport Feasibility
- PAS 128 (Utilities)
- Planning Assessment / PiP

N.B. Site clearance, due diligence surveying and reporting was conducted between 2020 and 2021.

## Planning Statement

The London Plan recognises the opportunity of small, underutilised sites like this for providing small scale residential developments.

The site is undesignated for the purposes of planning. The site does not fall within a conservation area. Two large trees situated at the southern edge of the site. Previous planning approval to remove trees.

## Important to Note

- Flood Zone 1 (Low Risk).
- PTAL (0) with closest local services a 10-minute walk away on Gale Street.

## Legal Information

**Report on Title:** The freehold of the site is held by The London Borough of Barking & Dagenham under title number **EGL405637**. Title documents and a summary report will be made available via the GLA Small Sites Small

Builders marketing portal, however purchasers will be expected to rely on their own enquires in relation to title matters.

## Method of Sale

Freehold sale of the site will be by way of informal tender. Further information can be found in the Heads of Terms and conditions of sale provided.

The London Borough of Barking and Dagenham are seeking subject to planning offers. The purchase price will be subject to stamp duty.

## Special Condition(s):

Due to size and layout constraints more than 10 units on this site is considered highly unlikely, which is the minimum required for affordable housing to be delivered. Should a scheme trigger affordable housing, 50% is expected on public sector land. Tenure mixes are expected to be in line with the Planning Note provided.

Proposals should aim to be zero carbon in operation and are required to be designed in accordance with the London Plan's energy hierarchy. A minimum 10% of carbon savings should come from energy efficiency measures alone.

## Viewings

Potential bidders are free to view the outer perimeter of the site.

## How to bid

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal.



## Hearts & Minds, Bricks & Mortar

### Contact Details:

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal. For any further enquiries con Be First via

Email: [Innovative-sites@befirst.london](mailto:Innovative-sites@befirst.london)

