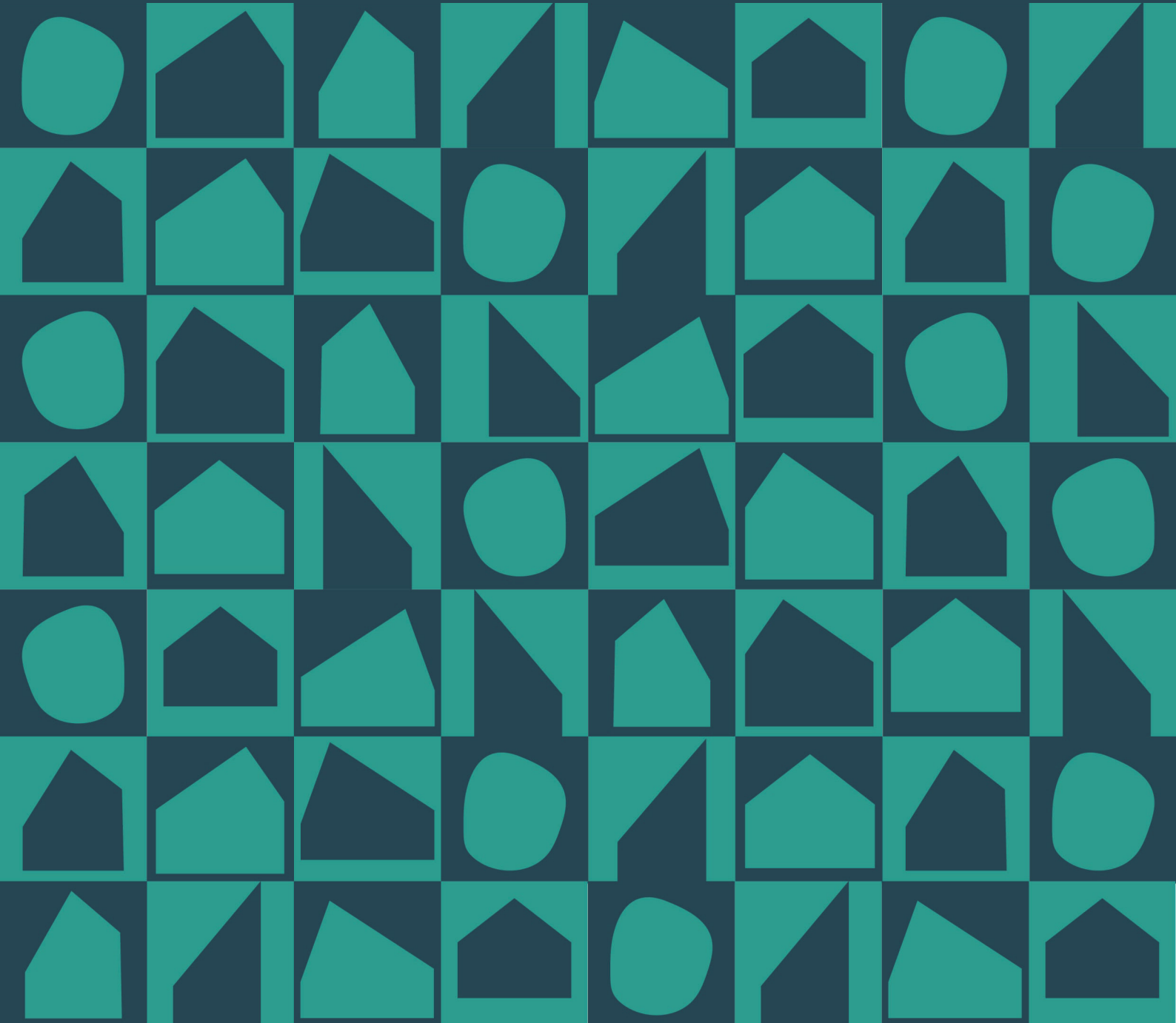
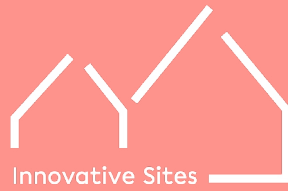




Site Particulars



Be**First** design. Barking & Dagenham



Keir Hardie Way



Aerial View over Keir Hardie Way site

**Site
Area:
0.17 ha**

Address:

Land at Keir Hardie Way, Barking, IG11 9NU.

Description:

The site is located 10 minute walk away from Upney station. PTAL 1b. Site bounded by private rear gardens to the east, front gardens to the west and Ripple Side Cemetery to the south. Freehold sale available, subject to planning.

Landowner:

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

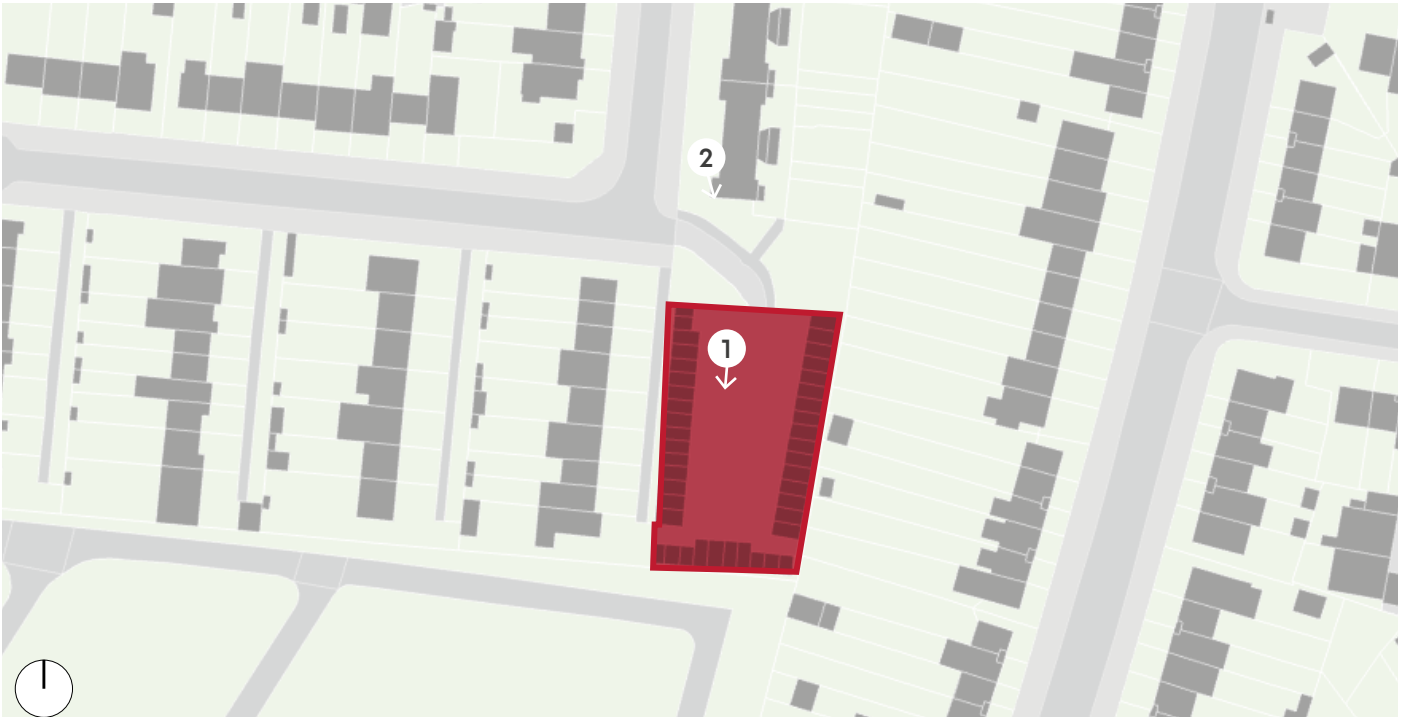
Any areas, measures or distances are approximate. Text, photographs & plans are for guidance only. Purchasers must satisfy themselves by inspection or otherwise.



View of the site looking south



Site approach from Keir Hardie Way



OS Map of Keir Hardie Way 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

Site bounded by private rear gardens to the east, front gardens to the west and Ripple Side Cemetery to the south. Located 10mins walk away from Upney station. The PTAL rating is 1b.

Title number: EGL401149

Technical Information

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

- 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
- Planning Assessment / PiP

N.B. Due diligence reporting was conducted between 2020 and 2021.

Planning Statement

The site is undesignated for the purposes of planning. None of the existing buildings are listed, either statutorily or locally, and the site does not fall within a conservation area. There are no planning records and the site's planning history is neither a useful precedent for its future development, nor precludes it.

Should the loss of the garages/parking be demonstrated to be acceptable then the principle of new residential accommodation will be strongly supported in planning policy terms. Current local policy expects a minimum of 40% of units 3+bedrooms; however, the final unit mix for this site should be based on site-specific considerations and housing need.

Important to Note

- Flood Zone 1 (Low Risk)
- Some potential overlooking from neighbours.
- Sprinkler requirement likely. Dry fire main inlets to be provided within site due to limited fire service access.

- Site is identified within LBBD Draft Local Plan Small Sites Allocations.

Legal Information

Report on Title: The freehold of the site is held by The London Borough of Barking & Dagenham under title number **EGL401149**. 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 enquiries 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

