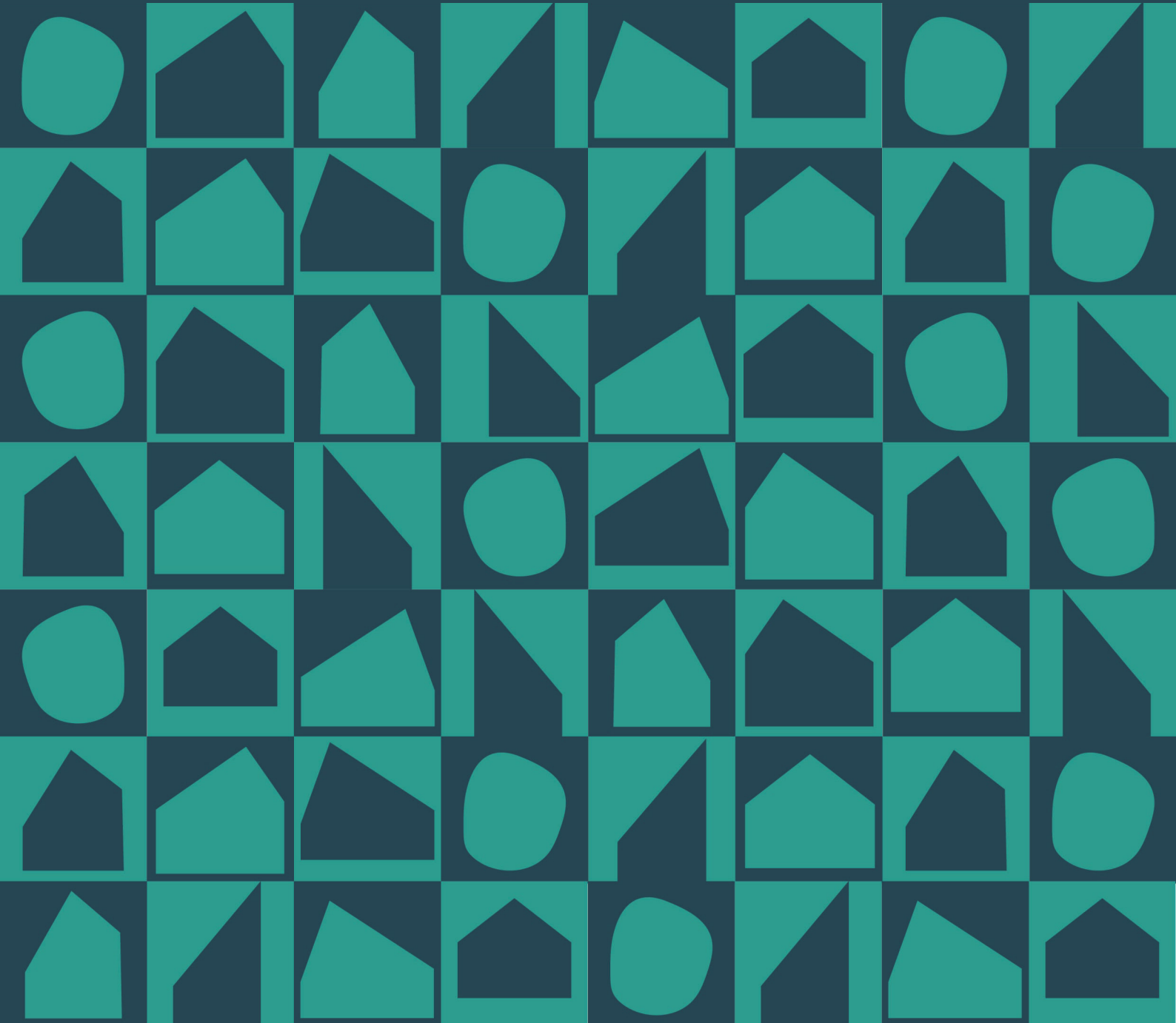
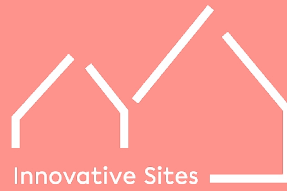


Site Particulars





Fambridge Road West



Aerial View over Fambridge Road West site

**Site
Area:
0.06 ha**

Address:

Garage site West (W) at Fambridge Road, Romford, London, RM8 1NS

Description:

The site is located 1.2 miles from Chadwell Heath Station (24-minute walk) PTAL 1b Shared boundaries are with the Robert Clack Upper School playing fields to the east and south as well as end of terrace houses along Fambridge Road. Freehold sale available, subject to planning.

Landowner:

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

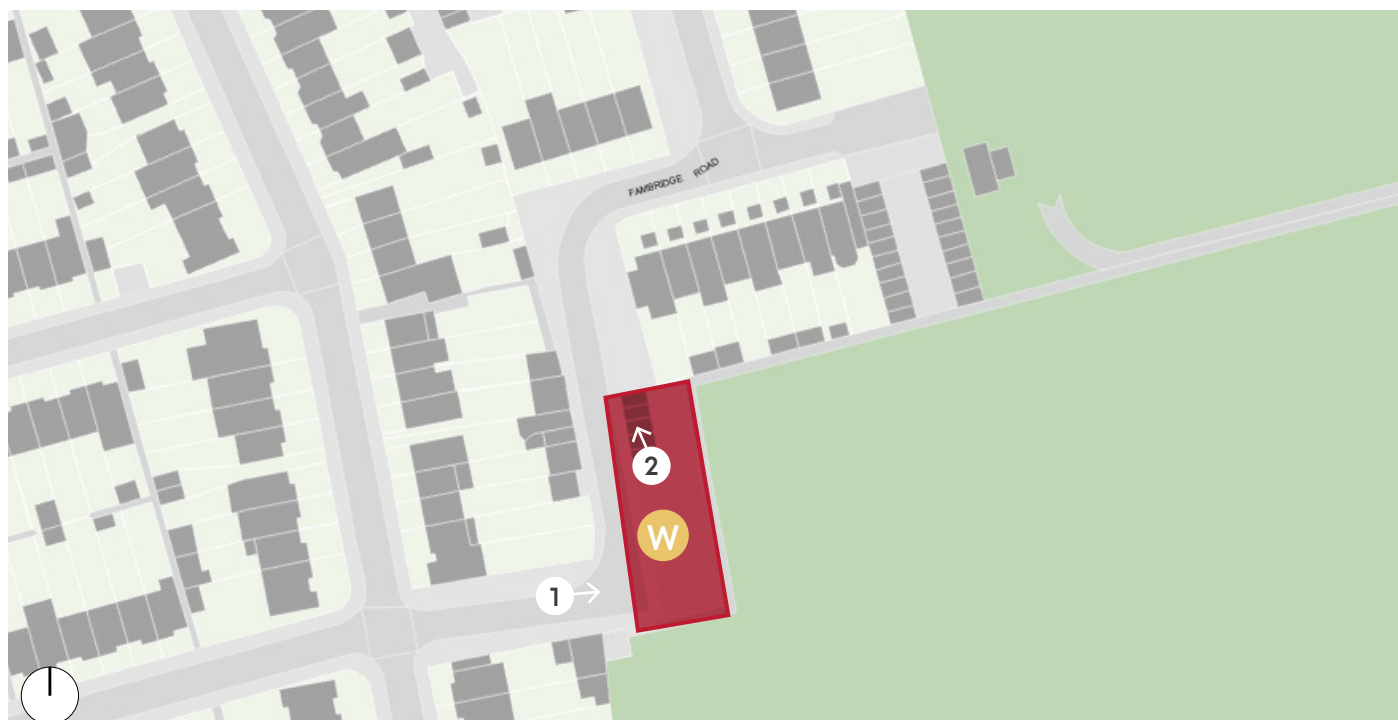
Any areas, measures or distances are approximate. Text, photographs & plans are for guidance only. Purchasers must satisfy themselves by inspection or otherwise.



View of the site approach from Fambridge Road



View of the site looking north



OS Map of Fambridge Road West 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 sites is located 1.2 miles from Chadwell Heath Station (24-minute walk) PTAL 1b. Shared boundaries are with the Robert Clack Upper School playing fields, end of terrace houses and an allotment site to the east.

Title numbers: EGL331359

Technical Information

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

- Title Report and Searches
- Underground Services (Desktop)
- Topographical Survey
- Geotechnical & Contamination Survey
- Historical maps
- Asbestos Survey
- Party Wall Survey
- Unexploded Ordnance Survey
- Flood Risk Assessment
- Ecology & Arboricultural Survey
- Archaeological Survey
- Vibration & Acoustic Survey
- Rights of Light / Daylight & Sunlight Surveys
- Highways and Access Assessment
- Planning Assessment / PiP

N.B. Due diligence surveying and reporting was conducted in 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. The entire site is located within Flood Zone 1 (Low Risk). There are no planning records for the site on LBBD's online planning register (accessed 2021).

The use of small brownfield sites to deliver residential homes is supported, in principle, by London Plan policy H2. The site benefits from a long frontage onto Fambridge Road, offering an opportunity for a terrace fronting directly onto Fambridge Road.

Important to Note

- Flood Zone 1 (Low Risk).
- Buildings on the site have the potential to support roosting bats.
- There is 1 non-designated heritage asset listed within the site.

Legal Information

Report on Title: The freehold of the site is held by The London Borough of Barking & Dagenham under title number **EGL331359**. 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

