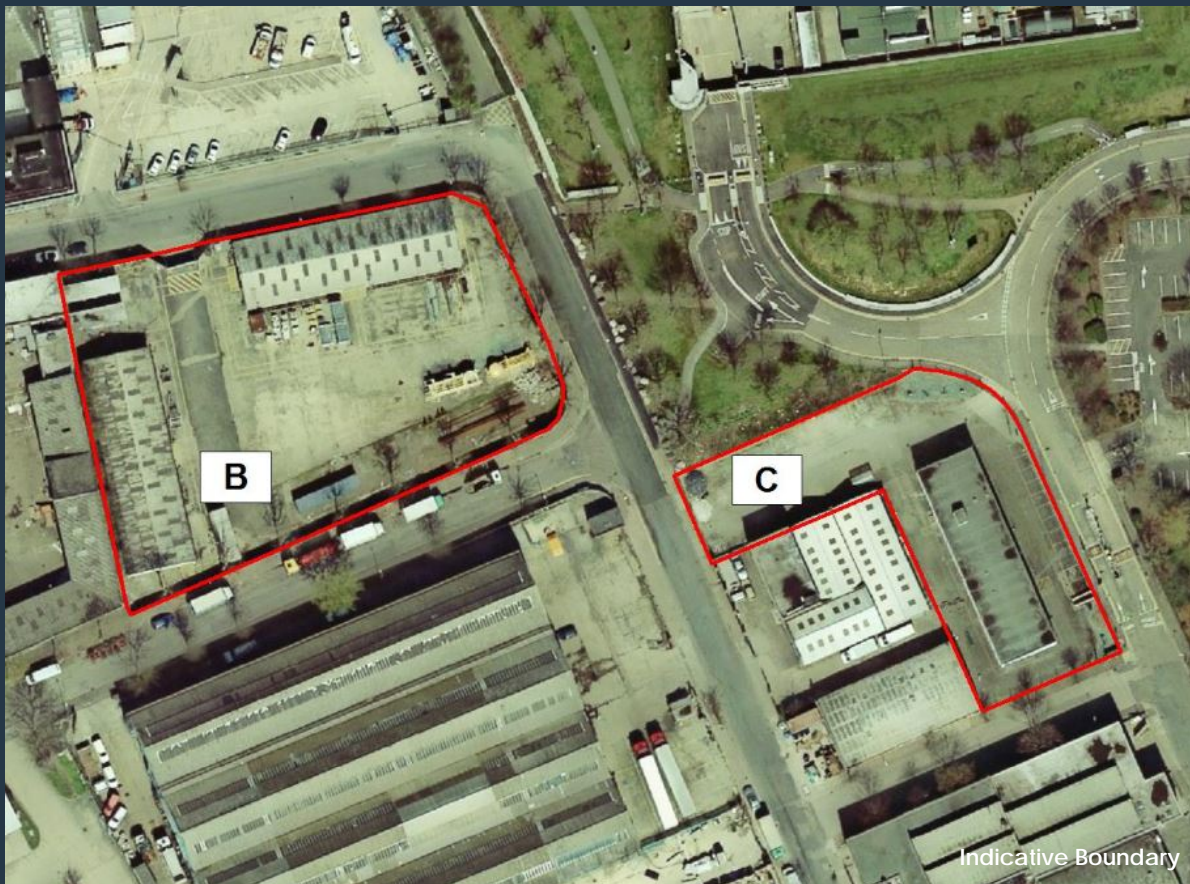


For Sale Development Opportunity

Sites B and C, Land South of the Thames Barrier, Charlton Riverside, SE7 8NQ

- Centrally located within the Thames Barrier Industrial Estate
- Development opportunity with potential to form part of a wider scheme (subject to gaining the necessary planning consent)
- Total area of approximately 0.67 ha (1.65 acres): **Site B** is 0.45 ha (1.11 acres) and **Site C** is 0.22 ha (0.54 acres)
- Freehold for sale by informal tender
- Unconditional offers invited
- Bid deadline 12 noon Tuesday 26th February



08449 02 03 04

gva.co.uk/14803

Location

Sites B and C are located in south east London in Charlton Riverside, which lies circa 0.6 miles to the north of Charlton, circa 1.6 miles to the west of Woolwich and approximately 3 miles to the east of Greenwich.

The sites are centrally located within the Thames Barrier Industrial Estate, which lies adjacent to the Thames Barrier site operated by the Environment Agency. The surrounding area predominantly comprises light industrial buildings, workshops, scrapyards, warehouses and waste facilities.

The sites are a short 15 minute walk away from Charlton Station, which connects to London Blackfriars in 21 minutes and London Charing Cross in less than 30 minutes. The sites are circa 2 miles from North Greenwich Station, which is easily accessible via bus links, and circa 2.1 miles from Woolwich Arsenal Station, again easily reached via the bus routes, with buses scheduled every 3 minutes to the Woolwich Road/Charlton Lane stop A, a 6 minute walk from the subject site. Woolwich Arsenal is served by the DLR, (London City Airport circa 6 minutes), and North Greenwich by the Jubilee line (London Bridge Station circa 15 minutes).

The sites benefit from good road links with the A206 in close proximity, which connects to the A2 and the M25 linking the capital and out towards Kent.

Other local amenities in close proximity to include the Stone Lake Retail Park, a short 10 minute walk away, which contains a number of national retailers such as Halfords, Currys PC World and Harveys.

The nearby Maryon Park, less than a 10 minute walk away, provides green space for leisure pursuits, two tennis courts, a basketball court and a playground.

Description

The total area of the two sites measures approximately 1.65 acres (0.67 hectares). Site B is 1.11 acres (0.45 ha) and Site C is 0.54 acres (0.22 ha)

Site B currently comprises two standalone storage buildings within a concrete yard.

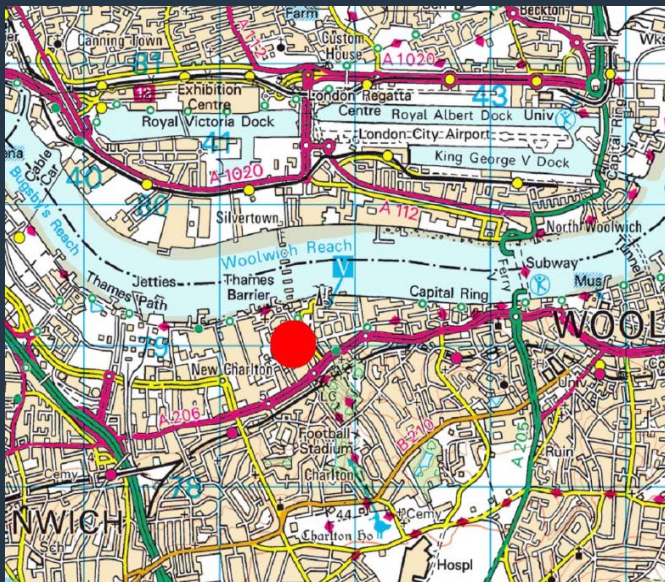
Site C is currently vacant and comprises a two storey ex project office building, which contains areas of exposed asbestos.

Title

The freehold interest is available for sale under title refs: TGL504194 (Site B) & part of TGL44178 (Site C)

The legal pack can be downloaded from the data room. Please note that the draft contract will include a restriction into waste management uses at the site.

Purchasers will be expected to rely on their own enquiries in relation to title matters.



Location maps for sites B and C

Planning

The site lies within the Royal Borough of Greenwich's planning jurisdiction.

Site B is identified in an area of residential-led mixed use development within the Charlton Riverside SPD and Site C is identified within a proposed extension to the park.

There are also site specific draft allocations which seek to protect the sites for uses in relation to the Thames Barrier - Allocations C3 & C4, details of which can be downloaded from the data room. There may be scope to have these removed from the Site Allocations Development Plan Document, as part of the consultation process, prior to its adoption.

A planning statement produced by GVA can be accessed in the data room.

Information Pack

We have been provided with the following information, which will be made available via the GVA website:

- Phase 1 Environmental Reports
- Asbestos Survey
- EPC - Site B only
- Planning Statement
- Legal pack



Photo of existing storage shed on Site B

To access this information, please click on the following link: www.gva.co.uk/14803

Viewings

Viewings of the site can be undertaken externally without permission, however, internal inspections will need to be arranged. Should you wish to arrange a viewing please use the contact details below.

VAT

Please note that VAT will be payable on the purchase price.

Terms

We are seeking unconditional offers via an informal tender for both parcels of land together.

Any offer must be submitted on a specific bid proforma available from GVA upon request and either sent via email to james.warner@gva.co.uk or delivered by post to the following address:

James Warner
GVA
65 Gresham Street
London, EC2V 7NQ.

Offers must be received no later than **12 noon Tuesday 26th February**.



Photo of existing building on Site C

Contacts

For further information, please contact:

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January 2019

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(4) All prices quoted are exclusive of VAT.

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