

# **Schedule of Properties of at least 0.1 hectares**

**September 2010**

## **Background to Exercise:**

The purpose of this review was to identify land and buildings within the London Borough of Redbridge that are of the size for a small to medium sized primary school.

This was a desktop exercise and no site inspections have been undertaken.

The exercise included a review of Council owned property, property owned by other Public Sector Agencies or property being advertised on the open market by the Private Sector as at September 2010.

Inclusion in this Schedule does not infer that the owner of the property would agree to dispose of the property, or for those on the market when the work was carried out, that the properties are still currently available.

To be included in the Schedule the land and buildings were required, either individually or in combination with nearby properties, to have a site area of at least 0.1 ha (0.25 acre).

The properties were then considered on the basis of information readily available at that time on the current use, availability, tenancies, and planning policy.

From an initial review, 178 Council owned properties fulfilling the basic site size criteria were identified and considered.

Of these sites 13 sites were considered (subject to planning and any other necessary consents), to be likely to have a higher degree of suitability than the remainder. These are included in Part 1 of this Schedule – “Properties Considered To Be More Likely To Be Suitable”.

The remaining 165 Council owned properties, due to the various constraints affecting them, are considered, in varying degrees to be less suitable properties. These properties are included in Part 2 of the Schedule – “Properties Considered Less Likely To Be Suitable”.

From an initial review of Other Public Sector/Private Sector Land and Property, 34 properties fulfilling the basic site size criteria were identified and considered.

Of these sites, 10 sites were considered (subject to planning and any other necessary consents), to have a higher degree of suitability than the remainder. These are included in Part 1 of this Schedule – “Properties Considered To Be More Likely To Be Suitable”.

The remaining 24 properties, due to the various constraints affecting them, are considered, in varying degrees to be less suitable properties. These properties are included in Part 2 of the Schedule – “Properties Considered Less Likely To Be Suitable”.

The order the properties are included in the Schedule does not infer any particular preference for the use of that property.

It should not be inferred that any necessary statutory consents (e.g. planning) would be forthcoming

Comments and Planning Factors highlighted are considered to be the main issues affecting the sites but are not exhaustive. Planning Factors highlighted do not mean that a planning consent would be granted for any particular use.

Information on Planning Policies may be found at: - [www.redbridge.gov.uk/cms/planning\\_land\\_and\\_buildings.aspx](http://www.redbridge.gov.uk/cms/planning_land_and_buildings.aspx)

The information provided in this Schedule is provided as initial background information only.

Any party interested in investigating the potential suitability of any site within this Schedule should rely upon their own detailed enquiries concerning the property.

If you have any questions relating to the properties within this schedule, please contact Mr David Pethen, [David.Pethen@redbridge.gov.uk](mailto:David.Pethen@redbridge.gov.uk) 020 870 8 3215 or if you have any questions relating to the demand for school places in the borough, please contact Ms Manjit Bains, [mainjitbains@redbridge.gov.uk](mailto:mainjitbains@redbridge.gov.uk) 020 708 3057.

## Part 1 - Properties Considered More Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Site Area Ha/m2</b>	<b>Size Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
1. Swimming Pool, High Road, Ilford.	Swimming Pool (closed)	0.34	1FE/2FE	C1, BD2 Primary School in LDF	Site available subject to major Leisure Project for replacement of Leisure facility. Clearance of site/refurbishment of building would be required. Site subject to restrictive covenants for leisure use. On bus routes, close to mainline station Clementswood Ward
2. Ex Woodford Town FC Ground, Snakes Lane East, Woodford Bridge.	Vacant	1.21	1FE/2FE	CR1.7, C1.5	Site within Flood Plain On bus routes, close to tube station. Bridge Ward
<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					

## Part 1 - Properties Considered More Likely To Be Suitable For Use As A Free School Site

Property/Address	Current Use	Site Area Ha/m2	Size Suitable for 1FE/2FE Free School	Planning Factors Included	Comments
3. Land between 135-137 Brocket Way Hainault.	Open space	0.37	1FE/2FE	HA15 & CR2	Site includes open space and playground/games area. No tenancies Bus routes to Manford Way and New North Road. Tube station at 1350m Hainault Ward
4. Aldborough Hatch Community Association, Aldborough Road North, Newbury Park.	Vacant hall	0.09 GIA 270m2	IFE	CR1	Site and building currently vacant although earmarked for replacement Pupil Support Centre for John Barker Centre as part of Academy project. On bus routes. Tube station at 820m  Aldborough Ward
5. Playground Manford Way, Hainault.	Manford Way Decant Facility	0.98 Modular buildings GIA 1200m2	1FE/2FE	Temporary use on open space  CR1	Let to Primary Care Trust. Leased back to Council. On bus route, 935m to tube station. Hainault Ward

## Part 1 - Properties Considered More Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Site Area Ha/m2</b>	<b>Size Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
6. Oakfield Playing Field, Forest Road, Barkingside.	Playing field	7.29 Frenford 612m2	1FE	Green Belt E1, E2, E4, CR1	Land leased to 3 organisations. Frenford Site currently expected to be vacated by 2013 School use could be achieved with mobile classrooms. On bus route, 512m to Fairlop Station. Fairlop Ward
7. Chadwell Heath Station Car Park, Station Road, Chadwell Heath.	Public car park	0.41	1FE/2FE	GM11	Available subject to cessation of use as an operational car park. School use could be achieved with mobile classrooms. On bus routes, close to mainline station. Goodmayes Ward
8. Land adjacent Western Bus Stand, Roden Street, Ilford	Amenity land	0.11	1FE/2FE If combined with 40 Ilford Hill below.	R1, E4	Possible site with 40 Ilford Hill. Available now, NB - 40 Ilford Hill lease expires 06/13. Loxford Ward

## Part 1 - Properties Considered More Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Site Area Ha/m2</b>	<b>Size Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
9. 40 Ilford Hill, Ilford	Private parking	0.15	1FE/2FE if combined with Land adjacent Western Bus Stand above	R1, E4	NB - 40 Ilford Hill lease expires 06/13  Loxford Ward
10. Chadwell Heath Car Park, Wangey Road, Chadwell Heath	Public car park	0.12	1FE	CH10	Available subject to cessation of use as an operational car park. On bus routes, close to mainline station. Chadwell Ward
11. Ex Scouts land, Finchingfield Avenue, Woodford Bridge	Vacant	0.20	1FE		Site currently vacant. Access is restricted and surrounded by residential property. Close to bus routes, 900m to tube station. Bridge Ward

## Part 1 - Properties Considered More Likely To Be Suitable For Use As A Free School Site

12. Magistrates Court Car Park, Court Way, Barkingside	Car Park	0.27	1FE/2FE	R1	Available subject to cessation of use as an operational car park. On bus routes, 725m to tube station. Aldborough Ward
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## Part 1 - Properties Considered More Likely To Be Suitable For Use As A Free School Site

<b>Other Public Sector Owned Land/Buildings</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Site Area Ha/m2</b>	<b>Size Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
13. Goodmayes Hospital	Hospital	14	1FE/2FE	Green belt E1, E2, local listed	Property used by North East London Mental Health Trust Understood redevelopment and disposal of site currently proposed by 2012. Proposed school use would only require part of site. Goodmayes Ward
14. Kenwood Clinic, Kenwood Gardens, Barkingside	Clinic	GIA 633m2 0.26	1FE/2FE	Ex filling station site vacant adjoining? – BA06	Property used by Redbridge Primary Care Trust. Understood closure proposed. Council owns adjoining site of site 0.04ha, which could be conjoined. Barkingside Ward

## Part 1 - Properties Considered More Likely To Be Suitable For Use As A Free School Site

<b>Private Sector Owned - Commercial Property - Retail</b>						
<b>Property/Address</b>	<b>Current Use</b>	<b>Site Area Ha/m2</b>	<b>Size Suitable for 1FE/2FE Free School</b>	<b>Asking Rental/Sale Price</b>	<b>Planning Factors Included</b>	<b>Comments</b>
15. 461-465 High Road, Ilford	Shop	345m2	1FE/2FE with 344 & 348 High Road below	£60,000pa	A1/A2	Ground floor shell for fitting out. On bus routes. Newbury Ward

<b>Private Sector Owned - Commercial Property - Industrial</b>						
<b>Property/Address</b>	<b>Current Use</b>	<b>Site Area Ha/m2</b>	<b>Size Suitable for 1FE/2FE Free School</b>	<b>Asking Rental/Sale Price</b>	<b>Planning Factors Included</b>	<b>Comments</b>
16. Unit 3 Hainault Business Park, Forest Road, Hainault	Warehouse/industrial/office	923m2	1FE	£50,000pa	B1	468m2 offices, air con 19 parking spaces. Hainault Ward

## Part 1 - Properties Considered More Likely To Be Suitable For Use As A Free School Site

<b>Private Sector Owned - Commercial Property - Offices</b>						
<b>Property/Address</b>	<b>Current Use</b>	<b>Site Area Ha/m2</b>	<b>Size Suitable for 1FE/2FE Free School</b>	<b>Asking Rental/Sale Price</b>	<b>Planning Factors Included</b>	<b>Comments</b>
17. Bernard House, 52-54 Peregrine Road, Hainault	Offices	1200m2	1FE	£1.55m	B1	Freehold for sale. 2 storey 1992 detached, air con, lift, 48 parking spaces, originally open plan now with demountable partitions. Corner of Peregrine//Romford Road, opposite entrance to Hainault Forest Country Park. On bus route. Hainault Ward
18. Charter House, 450 High Road, Ilford	Offices	929m2 over 5 floors	1FE 2FE with Nos. 344 or 388 High Road below	£60,000pa		Lease available. Terms understood to be negotiable CH, lift, parking. On bus routes, near mainline station. Clementswood Ward

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19. 344-348 High Road, Ilford	Offices	662m2	1FE if combined with No. 388 High Road below	£1.5m Under offer	B1	Freehold for sale. Under Offer 4 storey detached, Double glazed, central heating, lift, parking. On bus routes. Clementswood Ward
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<b>Private Sector Owned - Commercial Property - Offices</b>						
<b>Property/Address</b>	<b>Current Use</b>	<b>Site Area Ha/m2</b>	<b>Size Suitable for 1FE/2FE Free School</b>	<b>Asking Rental/Sale Price</b>	<b>Planning Factors Included</b>	<b>Comments</b>
20. 388 High Road, Ilford	Offices	528m2	See above	£60,000pa	B1	3 storey detached, Air-conditioned, double-glazed, parking. On bus routes Clementswood Ward
21. Valentines House, 51-69 Ilford Hill, Ilford	Offices	929m2	1FE	£165,000pa		Whole of 3 <sup>rd</sup> floor, refurbished, air con, lift, parking On bus routes, close to mainline station. Loxford Ward
22. Pioneer Point, Chapel Road, Ilford	Offices	3250m2	1FE/2FE	To Be Confirmed	Includes D1	Terms to be confirmed. On bus routes, close to mainline station. Loxford Ward

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
1. Beet Boiling Shed, Hainault Road, Little Heath	Storage	0.1	1FE	Green Belt Planning Policy: E1, E2, E4	Let on lease. Termination of lease subject to statutory provisions.
2. Aldborough Hall School of Riding, Aldborough Hatch	Riding School and stables	12.57	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
3. Beech Hill Farm, Hainault Road, Little Heat	Storage	0.52	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions.
4. Aldborough Hall Farm and Willow Farm Aldborough Road North/ Billet Road, Little Heath	Agricultural	11.7	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
5. Hainault Farm, Hainault Road, Little Heath	Agricultural	41.6	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
6. Red House Farm, Billet Road, Little Heath	Agricultural	10.9	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
7. Aldborough Hatch Farm, Oaks Lane, Newbury Park	Livery	41.7	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
8. Land Forest Road/ Hainault Road, Hainault	Agricultural	5.06	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
9. Land Painters Road, Hainault	Agricultural	1.5	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
10. Mounds & Play Area Eastern Avenue, Padnall	Amenity area	2.62	1FE/2FE	Green Belt E1	Part only of site required.

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<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
11. Fairlop Waters Country Park, Forest Road, Hainault	Recreational and Leisure Centre	128.15	1FE/2FE	Green Belt E1	Let on lease & licence. Termination of agreements subject to statutory provisions. Part only of site required.
12. Redbridge Football Club, Station Road, Barkingside	Football stadium	1.73	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
13. Oaks Lane Recreation Ground, Oaks Lane, Newbury Park	Playing field	2.87	1FE/2FE	CR1	Part only of site required.
14. Abury House, Aldborough Road North, Newbury Park	Residential	0.10 GIA 487m2	1FE		Existing use would require relocation.
15. Advice Centre, Aldborough Road North, Newbury Park	Advice centre	0.40 GIA 1024m2	1FE	C1.2	Existing use would require relocation.
16. Cranvale, Buntingbridge Road, Barkingside	Elderly Persons home	0.27	1FE/2FE		Let on long lease. Termination of lease subject to statutory provisions.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
17. Queen Victoria House, Cranbrook Road, Barkingside	Registrar's Office and flat	0.35 GIA 540m <sup>2</sup>	1FE/2FE	AL13, local listed, residential/community use. CR1	Existing use would require relocation
18. 852 Cranbrook Road, Barkingside	Offices	GIA 440m <sup>2</sup>	1FE	R1	See QVH above
19. Adolescent Resource Centre, Station Road, Barkingside	Educational unit	0.2 GIA 1950m <sup>2</sup>	1FE/2FE	Green Belt E1, E2, E4	Existing use would require relocation.
20. Parks Depot and Nursery, Station Road, Barkingside	Depot and horticultural nursery	2.18	1FE/2FE	Green Belt E1, E2, E4	Existing use would require relocation.
21. Fullwell Cross Library, High Street, Barkingside	Library	0.28 GIA 1055m <sup>2</sup>	1FE	R1, CR1	Existing use would require relocation.
22. Fullwell Cross Leisure Centre, High Street, Barkingside	Swimming Pool, fitness suite	0.71	1FE/2FE	R1, CR1	Existing use would require relocation. Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
23. Forest Farm Allotment Site, Hazelbrouck Gardens, Hainault	Allotments	3.22	1FE/2FE	Green Belt E1	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
24. Forest Road Playing Fields, Forest Road, Hainault	Playing field	19.81	1FE/2FE	Green Belt E1	Existing use would require relocation. Part only of site required.
25. New North Road South Allotment Site New North Road, Hainault	Statutory allotments	2.12	1FE/2FE	CR2	Let on lease. Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
26. Craven Gardens Car Park, Craven Gardens, Barkingside	Car park	0.34	1FE/2FE	R1	Existing use would require relocation. Possible with mobile classrooms
27. Hainault Forest Country Park, Romford Road, Hainault	Country Park	252	1FE/2FE	Green Belt E1, E2, E4 Local listings	Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
28. Hainault Library, Manford Way, Hainault	Public library	GEA 317m2 0.09	1FE	R1	Small site, would require redevelopment with sites of HFCC & Scouts below. Existing use would require relocation.
29. Hainault Forest Community Centre Manford Way	Community centre	GEA 553 0.46	1FE	R1	Let on lease. Termination of lease subject to statutory provisions. See Hainault Library above
30. Hainault Golf Course Romford Road, Hainault	Golf Course	88	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
31. Hainault Lodge Hogg Hill, Romford Road, Hainault	Nature reserve	5.74	1FE/2FE	Green Belt E1	Part only of site required.
32. Redbridge Cycling Centre Forest Road, Hainault	Cycling centre	17.69	1FE/2FE	Green Belt E1	Council has a lease of property. Landlord's consent would be required for change of use. Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
33. Link Place Personal Development Centre, Bramston Close, Hainault	Day Care Centre	0.26 GIA 670m2	1FE		Relocation of existing use required.
34. Northview Caravan Site, Forest Road, Hainault	Residential caravan site	1.12	1FE/2FE	Green Belt E1, H3	Subject to residential tenancies. Relocation of existing occupiers would be required. Part only of site required.
35. Claybury Woods/ Park Ravensbourne Gardens, Clayhall	Open space	70	1FE/2FE	Green Belt E1	Part only of site required.
36. Hurstleigh Gardens Open Space, Clayhall	Open space	3.68	1FE/2FE	CR1 E2	Part only of site required.
37. Wensleydale Playing Field, Wensleydale Avenue, Clayhall	School playing field	3.99	1FE/2FE	Green Belt E1	Part only of site required.

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<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
38. Fullwell Avenue North Allotment Site, Barkingside	Statutory allotments	2.76	1FE/2FE	CR2	Let on lease. Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
39. Allotment Site, The Glade, Clayhall	Statutory allotments	0.51	1FE/2FE	CR2	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met.
40. Barkingside Recreation Ground, Cranbrook Road, Barkingside	Open space	6.29	1FE/2FE	CR1	Part only of site required.
41. Birchwood, Clayhall Avenue, Barkingside	Elderly Persons Home	0.18	1FE		Let on long lease. Termination of lease subject to statutory provisions.
42. Gants Hill Library Cranbrook Road, Gants Hill	Public Library	0.15	1FE/2FE	R1, CR1.7 Local listing	Relocation of existing use would be required. Use in conjunction with adjacent car park.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
43. Gants Hill Library Car Park, Cranbrook Road, Gants Hill	Public car park	0.37	1FE/2FE		See Gants Hill Library above. Possible with mobile classrooms
44. Martley Drive Play Area, Gants Hill	Play area	0.16	1FE	CR1	See Gants Hill Library above.
45. The Gearies Centre, Gaysham Avenue	Adult Education Institute	1.81 GIA 1846m <sup>2</sup>	1FE/2FE		Relocation of existing use would be required
46. Clayhall Park, Longwood Gardens, Clayhall	Public park	14.54	1FE/2FE	CR1, E2	
47. Redbridge Recreation Ground, Woodford Bridge Road, Ilford	Public recreation ground	9.56	1FE/2FE	Green Belt E1, E2	Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
48. Roding Lane South Allotments, South Woodford	Statutory allotments	1.01	1FE/2FE	Green Belt E1, E2, E4, CR2	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
49. Land opposite 42-134 Roding Lane South, Redbridge	Open space (RVLP)	1.56	1FE/2FE	Green Belt E1, E2 E4	Part only of site required.
50. Ex PLA site, Wanstead Lane, Ilford	Proposed youth club development	4.72	1FE/2FE	CR1.5	Let on long lease. Termination of lease subject to statutory provisions. Part only of site required.
51. Ilford Golf Course, Wanstead Park Road, Ilford	Golf course	24.72	1FE/2FE	Greenbelt E1, E2, E4	Let on long lease. Termination of lease subject to statutory provisions. Part only of site required.
52. Scouts Land, Wanstead Park Road, Ilford	Scouts HQ	0.50	1FE/2FE	Green Belt E1	Let on long lease. Termination of lease subject to statutory provisions.
53. Ex Allotments Wanstead Park Road, Ilford	Nature conservation	5.26	1FE/2FE	Green Belt E1	Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
54. Wanstead Park Recreation Ground, Wanstead Park Road, Ilford	Recreation ground	4.75	1FE/2FE	Green Belt E1	Part only of site required.
55. Valentines Park, Cranbrook Road, Ilford	Public park with Valentines Mansion	50.58	1FE/2FE	CR1, E2, E3, E4	Parts of Park let. Termination of leases subject to statutory provisions. Part only of site required.
56. Teachers Centre Wellesley Road, Ilford	Teachers centre	0.24 GIA 2350m2	1FE/2FE		Existing use would require relocation.
57. Eastern Bus Stand, Hainault Street, Ilford	Bus stand	0.34	1FE/2FE	R1	Existing use would require relocation.
58. Multi Storey Car Park, Ley Street, Ilford	Car park	0.60	1FE/2FE	R1	Existing use would require relocation.
59. Peregrines, Bathurst Road, Ilford	Children's home	0.19 GIA 590m2	1FE		Existing use would require relocation. Use possible with mobile classrooms

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
60. Allotments, Benton Road, Ilford	Statutory allotments	2.6	1FE/2FE	CR2	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
61. Allotments, Vicarage Lane, Ilford	Statutory allotments	0.55 0.89	1FE/2FE	CR2	Let on lease. Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of sites required.
62. Allotments, Wards Road, Ilford0	Allotments Statutory Not statutory	0.51 1.18	1FE/2FE	CR2	Let on lease. Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of sites required.
63. Redbridge Institute, Perrymans Farm Road, Newbury Park	Adult Education	0.25 GIA 662m2	1FE		Existing use would require relocation.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
64. Aldborough Road Playing Field, Aldborough Road South, Seven Kings	Playing field	5.98	1FE/2FE	Green Belt E1	Part only of site required.
65. Council Depot, Ley Street, Ilford	Works and ex trolley bus depot	2.9	1FE/2FE	NE02	Existing use would require relocation. Ex Trolley Bus part of depot would meet size requirements. Part only of site required.
66. Perth Terrace	Offices	0.14 GIA 1324m2	1FE	NE02	Existing use would require relocation.
67. Seven Kings Park, Aldborough Road South, Seven Kings	Public park	13.76	1FE/2FE	Green belt E1, E2	Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
68. Allotments, Barley Lane, Seven Kings	Non statutory allotments	2.08	1FE/2FE	Green belt E1, E2	Let on lease Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
69. Westwood Recreation Ground, Meads Lane, Seven Kings	Public recreation Ground	3.41	1FE/2FE	C1, E2	Part only of site required.
70. Seven Kings Car & Lorry Park, High Road, Seven Kings	Car & lorry park	0.59	1FE/2FE	SK02, SK06, BD2, E4, R1	Existing uses of Car Park and Pupil Support Centre would require relocation. Part only of site required.
71. Barley Lane Recreation Ground, Barley Lane Chadwell Heath	Public recreation ground	2.05	1FE/2FE	C1, E2	Part only of site required.
72. Crucible Park, Priestley Gardens, Chadwell Heath	Public recreation ground	1.55	1FE/2FE	C1, E2	Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
73. Little Heath Green, Little Heath, Chadwell Heath	Village Green	0.64	1FE/2FE	C1, E2, E3 conservation area	Part only of site required.
74. Grove Road Green, Chadwell Heath	Amenity green	0.12	1FE	C1	
75. Chadwell Centre, Gresham Drive, Chadwell Heath	Vacant	0.52 GIA 1751m2	1FE/2FE		Proposed for relocation of Newbridge School.
76. Millenium Green, Percival Gardens, Chadwell Heath	Amenity green	0.66	1FE/2FE	C1	Part only of site required.
77. Allotments, Chadwell Heath Lane, Chadwell Heath	Non statutory allotments	0.98	1FE/2FE	Green belt E1, E2	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
78. Essex Road Gardens, Chadwell Heath	Amenity green	0.23	1FE/2FE	CR1	Possible site
79. R/O 77-91 Reynolds Avenue, Chadwell Heath	Playgroup	0.15	1FE		Let on lease. Termination of lease subject to statutory provisions
80. Chadwell House, Chadwell Heath Lane, Chadwell Heath	Care Home	0.85	1FE/2FE		Let on long lease. Termination of lease subject to statutory provisions Part only of site required.
81. Uphall Recreation Ground, Uphall Road, Ilford	Recreation Ground	0.95	1FE/2FE	Metropolitan open land E1, E2, E4	Part only of site required.
82. Western Bus Stand, Roden Street, Ilford	Bus stand	0.85	1FE/2FE	R1, E4	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
83. Broadway Chambers and 79-83 Ilford Lane, Ilford	Offices and shops	0.11 offices NIA 1252m2	1FE		Let on leases. Termination of leases subject to statutory provisions
84. Allotments, Thornton Road, Ilford	Statutory allotments	0.59	1FE/2FE	Metropolitan open space CR2, E1, E2, E4	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
85. Ilford Community Centre, Eton Road, Ilford	Community centre	0.12	1FE		Let on lease. Termination would be subject to statutory provisions.
86. Loxford Park, Loxford Lane, Ilford	Public park	9.38	1FE/2FE	CR1, E2	Part only of site required.
87. Ilford Chambers, Chapel Road, Ilford	Two public houses, shops and offices	Offices GIA 1350m2 0.17	1FE		Let on leases. Termination of leases subject to statutory provisions
88. Town Hall, High Road, Ilford	Offices and car park	NIA 5030m2 0.42	1FE/2FE	Listed, R1, E4	Existing use would require relocation. Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
89. Central Library, Clements Road, Ilford	Library	GIA 5700m2	1FE/2FE		Existing use would require relocation. Part only of site required.
90. Kenneth More Theatre, Oakfield Road, Ilford	Theatre	0.23	1FE		Purpose built theatre, considered unsuitable.
91. 22-26 Clements Road, Ilford	Offices and car park	NIA 1568m2	1FE/2FE		Existing use would require relocation.
92. 17-23 Clements Road, Ilford	Offices and car park	NIA 1922m2	1FE/2FE		Existing use would require relocation.
93. Multi Storey Car Park, Winston Way, Ilford	Car park	0.35	1FE		Let on lease. Termination of lease subject to statutory provisions. Existing use would require relocation
94. Lockwood Open Space, Winston Way, Ilford	Public open space	1.2	1FE/2FE	R1, CR1	Part only of site required.
95. Lynton House, 255-259, High Road, Ilford	Offices and car park	NIA 6668m2	1FE/2FE		Existing use would requires relocation. Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
96. Car Park, High Road, Ilford, adj Lynton House	Public car park under Griggs Approach	0.19	1FE		Unsuitable location
97. Recycling Centre, High Road, Ilford	Recycling centre	0.3	1FE		Let on lease. Termination of lease subject to statutory provisions. Existing use would require relocation.
98. Cricklefields Recreation Ground, High Road, Ilford	Recreation ground	3.2	1FE/2FE	CR1.8	Part of site proposed for Academy School. Part only of site required.
99. Oakfield Lodge, Albert Road, Ilford	Care home	0.9	1FE/2FE		Existing use would require relocation. Part only of site required.
100. Family Day Centre, Albert Road, Ilford	Children's centre	0.2 GIA 732m2	1FE		Existing use would require relocation.
101. Mildmay Road Car Park, Ilford	Public car park	0.18	1FE		With use of mobile classrooms
102. Mildmay House, Mildmay Road, Ilford	Learning centre	0.18 GIA 1452m2	1FE/2FE		Existing use would require relocation.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
103. South Park, South Park Crescent, Ilford	Public park	11.31	1FE/2FE	CR1, E2	Part only of site required.
104. Library, Goodmayes Lane, Ilford	Public library	GIA 434m2 0.14	1FE		Existing use would require relocation.
105. Allotments, Loxford Lane, Ilford	Statutory Allotments	3.47	1FE/2FE	CR2, C1, E2	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
106. Hyleford, Boundary Close, Ilford	Care Home (closed)	GIA 1806m2 0.69	1FE/2FE	E2	Proposed care village development with PCT. Part only of site required.
107. Parkside, Goodmayes Lane, Ilford	Community centre	0.25 GIA 735m2	1FE		Let on lease. Termination of lease subject to statutory provisions.
108. Loxford Youth Centre, Loxford Lane, Ilford	Youth centre	GIA 597m2 0.25	1FE		Existing use would require relocation. Use with mobile classrooms.
109. Knox Field, South Park Drive, Ilford	School playing field	0.88	1FE/2FE	CR1	Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
110. Goodmayes Park, Green Lane, Goodmayes	Public park	10.3	1FE/2FE	CR1, E2	Part only of site required.
111. Goodmayes Park Extension, Goodmayes Lane, Goodmayes	Public park	15.0	1FE/2FE	CR1, E2	Part only of site required.
112. Allotments, Goodmayes Lane, Goodmayes	Statutory allotments	3.47	1FE/2FE	CR2	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
113. Kinfauns Road Car Park, Goodmayes	Public car park	0.19	1FE/2FE	R1, BD2	Existing use would require relocation. Use possible with mobile classrooms.
114. Woodford Bridge Green, Chigwell road, Woodford Bridge	Village green	2.18	1FE/2FE	CR2, E2, E4 Conservation area	Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
115. Whitbread Sports Ground, Durham Road, Woodford Green	Private playing field	9.25	1FE/2FE	Green belt E1 E2	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
116. Ray Park, Snakes Lane East, Woodford Green	Public park	11.9	1FE/2FE	Green belt E1, E2, E4	Part only of site required.
117. Ashtons Playing Field, Chigwell Road, Woodford Bridge	Private playing field	14.93	1FE/2FE	Green belt CR1.3, E2, E4	Let to Vision Trust. Termination of agreements would be subject to statutory provisions. Part only of site required.
118. Roding Valley Linear Park, Chigwell Road	Public open space	38.7	1FE/2FE	Green belt E1, E2, E4	Part only of site required.
119. TAVRA, Finchingfield Avenue Woodford Bridge	Private hall	GIA 261m2 0.29	1FE		Let on long lease. Termination of lease would be subject to statutory provisions.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
120. Great Gales Allotment Site, Uplands road, Woodford Bridge	Statutory allotments	2.31	1FE/2FE	Green belt E1, E2, CR2	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
121. Roding Lane North Allotment Site, Woodford Bridge	Statutory allotments	0.95	1FE/2FE	Green belt, E1, E2, CR2	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
122. Woodford Bridge Nursery, Roding Lane North	Horticultural nursery	0.69	1FE/2FE	Green belt, E1, E2	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
123. 120 Chigwell Road, South Woodford	Open storage	0.83	1FE/2FE	RO09 with 120a (Dairy) – 1.26 ha, residential on Dairy, mixed use on 120	Site subject to several leases. Termination of leases subject to statutory provisions. Suitability dependent on vacant sites. Part only of site required.
124. Chigwell Road Allotments, Woodford Bridge	Statutory allotments	4.05	1FE/2FE	CR1, CR2, E4	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
125. Broadmead Recreation Ground, Chigwell Road, Woodford Bridge	Public recreation ground	2.5	1FE/2FE	CR1, E2	Part only of site required.
126. Mulberry Way Car Park, South Woodford	Public car park	0.08	1FE		Could be used in conjunction with Eastwood Close Car Park. Existing Use would require relocation.
127. Primrose Road Car Park, South Woodford	Public car park under viaduct	0.35	1FE		See Mulberry Way Car Park above. Part of site let - under viaduct - unsuitable
128. Elmhurst Gardens Park, Gordon Road, S Woodford	Public park	2.47	1FE/2Fe	CR1, E2	Part only of site required.
129. Broadmead Centre, Navestock Crescent, Woodford Bridge	Basement light industrial/storage	NIA 994m2 0.31	1FE		Let on leases. Unsuitable

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
130. Orchard Housing Office, Broadmead Road, Woodford Bridge	Office	NIA 1263m2	1FE/2FE		Let on lease. Existing use would require relocation.
131. Elderberries, Broadmead Road, Woodford Bridge	Care home	GIA 511m2 0.19	1FE		Existing use would require relocation
132. Barnardos Field, Roding Lane North, Woodford Bridge	School playing field	3.42	1FE/2FE	Green Belt E1	Part only of site required.
133. Civic Amenity Site, Chigwell Road, Woodford Bridge	Refuse disposal	0.43	1FE/2FE	Green belt, E1, E2, E4	Let on lease. Termination of lease subject to statutory provisions. Existing use would require relocation.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
134. Woodford Green Library, Snakes Lane West, Woodford Green	Public library	GIA 400m2 0.21	1FE/2FE	Conservation area MO10, E3, R1	Existing use would require re-provision.
135. Car Park Charteris Road, Woodford Green	Public car park	0.21	1FE/2FE	MO01, R1	
136. Hawkey Hall, Broomhill Road, Woodford Green	Public hall	GIA965m2 0.27	1FE	E3 conservation area	Public hall
137. Car Park adj Hawkey Hall, Broadmead Road, Woodford Green	Public car park	0.41	1FE/2FE		
138. Allotments, Horn Lane, Woodford Green	Statutory allotments	0.20	1FE	CR1, CR2, E2	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
139. Salway Gardens, Fairlawn Drive, Woodford Green	Public amenity area	0.82	1FE/2FE	CR1	Part only of site required.
140. Churchfields Gardens, S Woodford	Public recreation ground	1.2	1FE/2FE	CR1	Part only of site required.
141. Derby Road Car Park, S Woodford	Public car park	0.20	1FE/2FE		Existing use would require relocation
142. South Woodford Complex, High Road, S Woodford	Library Public car park Offices Scout hut	GIA 1013m2 0.18 0.23 GIA 40m2	1FE		Possible use of mobile classrooms on car park or redevelopment with Primary Care Trust (see below)  Scout Hut let on lease. Termination of lease subject to statutory provisions. Scout Hut in isolation too small.
143. Allotments, Lincoln Road, S Woodford	Non statutory allotments	0.76	1FE/2FE	CR2 E3 conservation area	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
145. Eastwood Close Car Park, S Woodford	Public car park	0.15	1FE/2FE	CE01, R1, BD2	Possible with mobile classrooms. See Mulberry Way Car Park above

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
145. Open space, Woodham Court, Wanstead	Amenity area	3.31	1FE/2FE	Green Belt E1	Part only of site required.
146. Forest Dene, Hermon Hill, Wanstead	Care home	GIA1964m2 0.22	1FE/2FE		Let on long lease. Termination of lease subject to statutory provisions.
147. Christchurch Green, High Street, Wanstead	Village green	3.22	1FE/2FE	CR1, E3 conservation area	Part only of site required.
148. The Woodbine Club, Woodbine Place, Wanstead	Day centre	GIA 835m2 0.17	1FE	R1, E3 conservation area	Existing use would require relocation.
149. Wanstead Library, Spratt Hall Road, Wanstead	Public library	GIA 865m2	1FE	R1, E3 Conservation area	Existing use would require relocation.
150. Car Park Grove Road, Wanstead	Public car park	0.23	1FE/2FE	R1	

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
151. Wanstead Youth Centre, Elmcroft Avenue, Wanstead	Youth centre	GIA 1618m2 0.41	1FE/2FE		Existing use would require relocation.
152. Roding Field, Elmcroft Avenue, Wanstead	Private playing field	0.26	1FE/2FE	Green Belt E1, E4	
153. Nutter Lane Recreation Ground, Wanstead	Public playing field	1.21	1FE/2FE	Green Belt E1, E4	Part only of site required.
154. French's Field, Nutter Lane, Wanstead	Public recreation ground	5.1	1FE/2FE	Green Belt E1, E4	Part only of site required.
155. Nutter Field, Nutter Lane, Wanstead	Private playing field	1.5	1FE/2FE	CR1	Leased by Council. Part only of site required.
156. Allotments, Eastern Avenue, Wanstead	Statutory allotments	4.38	1FE/2FE	Green Belt E1	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
157. Redbridge Nurseries, Eastern Avenue, Wanstead	Horticultural nursery	0.53	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
158. Allotments, Redbridge Lane West, Wanstead	Statutory allotments	1.02	1FE/2FE	Green Belt E1, CR2	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
159. Wanstead House, The Green, Wanstead	Community centre	GIA 850m2 0.3	1FE	E3 conservation area	Let on lease. Termination of lease subject to statutory provisions.
160. Green & Silley Weir Sports Ground, Blakehall Road, Wanstead	Private sports ground	2.43	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
161. Aldersbrook Tennis Club, Blakehall Crescent, Wanstead	Tennis courts	0.74	1FE/2FE	CR1, E2	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Land/Buildings Owned by the London Borough of Redbridge Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
162. Empress Avenue Allotments	Statutory allotments	2.08	1FE/2FE	Green Belt E1	Existing use would require relocation. For existing use to be relocated statutory requirements regarding allotment provision would need to be met. Part only of site required.
163. Aldersbrook Riding School	Land & stables	1.27	1FE/2FE	Green Belt E1	Let on lease. Termination of lease subject to statutory provisions. Part only of site required.
164. Purleigh Avenue Buttsbury Road Rayleigh Road Bramshill Close	Under used garage sites	0.09 0.24 0.13 0.12	1FE	– LO11 BR02 –	Possible sites for mobiles. Some garages sold

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Other Public Sector Owned Land/Buildings</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
165. Goodmayes Hospital	Hospital	14	1FE/2FE	Green belt E1, E2, local listed	North East London Mental Health Trust. Part only of site required.
166. Fullwell Cross Health Centre	Clinic	GIA509m2 0.3	1FE	R1	Redbridge PCT
167. Wanstead Hospital	Elderly care	GIA 1373m2 0.7	1FE/2FE	–	Redbridge PCT
168. John Telford Clinic, Cleveland Road, Ilford	Clinic	GIA 780m2 0.17	1FE	–	Redbridge PCT
1690. Kenwood Clinic, Kenwood Gardens, Barkingside	Clinic	GIA 633m2 0.26	1FE/2FE	Ex filling station site vacant adjoining? – BA06	Redbridge PCT Redbridge Council owns site 0.04ha adjoining.
170. Mayesbrook Clinic, Goodmayes Lane, Goodmayes	Vacant	GIA 418m2 0.09	1FE	E3 residential precinct	Adjoins Mayesbrook Primary School. Redbridge PCT

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Other Public Sector Owned Land/Buildings Continued</b>					
<b>Property/Address</b>	<b>Current Use</b>	<b>Approximate Site Area Ha</b>	<b>Suitable for 1FE/2FE Free School</b>	<b>Planning Factors Included</b>	<b>Comments</b>
171. South Park Clinic, South Park Drive, Ilford	Vacant	GIA 367m2 0.2	1FE	E2 green corridor	Adjoins Hyleford Care Home Redbridge PCT
172. Wanstead Police Station, Spratt Hall Road, Wanstead.	Police station	0.10	1FE	E3 conservation area, local listing	Metropolitan Police

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Private Sector Owned - Commercial Property - Industrial</b>						
<b>Property/Issues</b>	<b>Current Use</b>	<b>Site Area Ha/m2</b>	<b>Suitable 1FE/2FE</b>	<b>Asking Rental/Sale Price</b>	<b>Planning Factors Include</b>	<b>Issues Include</b>
173. Unit 3 Hainault Business Park, Forest Road, Hainault	Warehouse/industrial/office	923m2	1FE	£50,000pa	B1	468m2 offices, air con 19 parking spaces
174. R/O 19-21 Fowler Road, Hainault	Industrial/warehouse	950m2	1FE	£40,000pa	B1	
175. Radiant House, 28-30 Fowler Road, Hainault	Industrial/warehouse/office	1748m2	1FE/2FE	£98,000	B1	358m2 offices, may split.
176. 1&2 Roebuck Trading Estate, Roebuck road, Hainault	Industrial/warehouse/office	472m2	1FE with other	?	B1	322m2 offices CH
177. Woodford Trading Estate, Southend Road, S Woodford	Industrial/ warehouse	1016m2	1FE	£87,000pa	B1	

## Part 2 - Properties Considered Less Likely To Be Suitable For Use As A Free School Site

<b>Private Sector Owned - Commercial Property - Offices</b>						
<b>Property/Issues</b>	<b>Current Use</b>	<b>Site Area Ha/m2</b>	<b>Suitable 1FE/2FE</b>	<b>Asking Rental/Sale Price</b>	<b>Planning Factors Include</b>	<b>Issues Include</b>
178. Bernard House, 52-54 Peregrine Road, Hainault	Offices	1200m2	1FE	For sale £1.55m	B1	2 storey 1992 detached, air con, lift, 48 parking spaces, originally open plan now with demountable partitions. Corner of Peregrine//Romford Road, opposite entrance to Hainault Forest CP.
179. 48 Cranbrook Road, Ilford	Offices	1325m2	1FE 2FE with 103 below	?		1 <sup>st</sup> & 2 <sup>nd</sup> floors over shops. Open plan. Air con, no lift, assignment of lease to 03/12
180. Valentines House, 51-69 Ilford Hill, Ilford	Offices	929m2	1FE	£165,000pa		Whole of 3 <sup>rd</sup> floor, refurbed, air con, lift, parking
181. Charter House, 450 High Road, Ilford	Offices	929m2 over 5 floors	1FE 2FE with nos 344 or 388 below	£60,000pa		CH, lift, parking

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182. Pioneer Point, Chapel Road, Ilford	Offices	3250m2	1FE/2FE	?	Includes D1	Under construction. Part only of site required.
183. 344-348 High Road, Ilford	Offices	662m2	1FE with no. 388 below	For sale £1.5m Under offer		4 storey detached, DG, CH, lift, parking
184. 388 High Road, Ilford	Offices	528m2	See above	£60,000pa		3 storey detached, air con, DG, CH, parking
185. 103 Cranbrook Road, Ilford	Offices	497m2	1FE/2FE with no. 48 above	£64,000pa		3rd Floor, open plan, lift, parking
186. 461-465 High Road, Ilford	Shop	345m2	1FE/2FE with 344 & 348 above	£60,000pa	A1/A2	Shell for fitting out.
187. Wycliffe House, 245-247 Cranbrook Road, Ilford	Offices	538m2	1/2FE with others in Cranbrook Road	£75,000pa		Ex church, lift, open plan, air con, 1 <sup>st</sup> floor & pt 2nd
188. 3 Caxton Place, Roden Street, Ilford	Offices	428m2	1/2FE with others in Ilford	£76,000pa		SC refurbished 4storey, CH, air con, lift, parking