

BICKLEY PLACE BR1

HOMESDALE ROAD, BROMLEY, BR1 2QL

RARE FREEHOLD DEVELOPMENT OPPORTUNITY
LOCATED WITHIN THE LONDON BOROUGH OF
BROMLEY

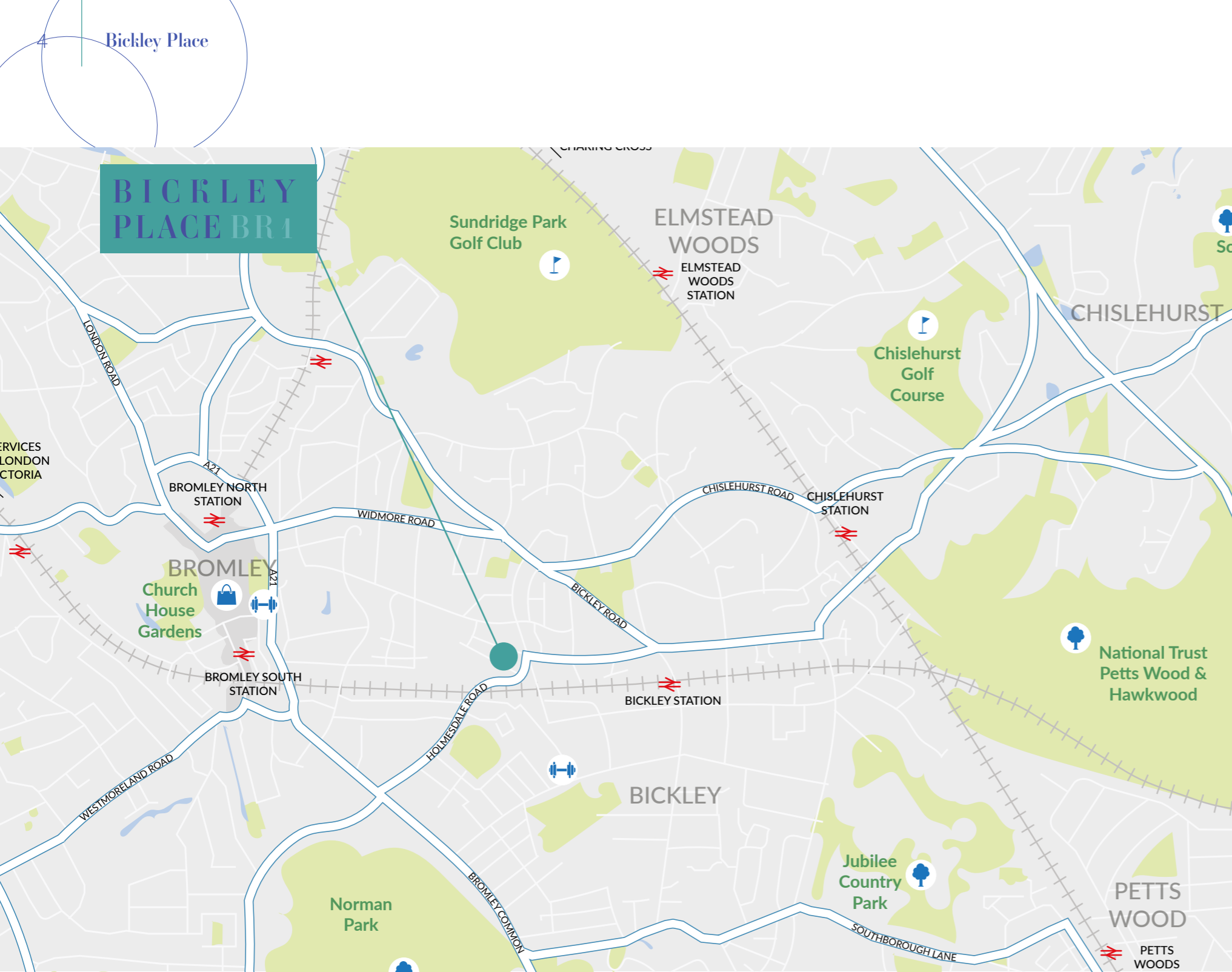
EXECUTIVE SUMMARY

Located on Homesdale Road in the London borough of Bromley, within close proximity to local centres including Beckenham, Orpington and Chislehurst

- Good connectivity with trains from Bromley South to Central London in 18 minutes
- Overall site totals 3.47 acres (1.40 hectares)
- Positive pre-application with the LB Bromley for comprehensive redevelopment of the site to provide 80 residential units and a new Travis Perkins unit/yard
- Extensive remedial work undertaken to date on the site
- Freehold with vacant possession
- Offers are invited for the freehold interest of the residential element only (2.52 acres/1.02 hectares) on a subject to planning basis.
- Intent for incoming purchaser to be responsible for gaining planning permission for whole site to include new Travis Perkins unit
- For sale via informal tender



CGI of pre-app scheme



LOCATION

Bickley Place is situated in the leafy district of Bickley, close to Bromley town centre.

Historically known for its cultural heritage and woodland, Bromley was voted in 2023 as the best London borough to live in by Homeviews, principally due to its reputation for safety, top-rated schools and green open space.

The immediate locality is predominantly residential and there are a number of excellent schools close by including Bromley Trust Academy and Bickley Park Preparatory School. Bickley Primary School is located to the west and to the immediate south is a Tesco Superstore.

The London Borough of Bromley has the largest quantum of parkland in London, with approximately 2,585 hectares of green open spaces. Havelock Recreation Ground, Norman Park, Bromley Common, Queens Gardens and Bromley Park are all located within easy walking distance and The Petts Wood and Hawkwood National Park is 3.0 km to the east of the site, providing access to over 300 acres of parkland.

There are a number of sporting and leisure amenities in the surrounding area, including Bromley Football Club, Bickley Cricket Club and Sundridge Park Golf Club. In addition, Virgin Active is within a ten minute walk, the Pavilion leisure centre is located 1.0 km to the north-west of the site, providing access to a gym, swimming pool and bowling alley, and a Nuffield Health Centre in Bromley Town Centre.

Bromley town centre (1.0 km to the west) has a good high street with retailers including Marks & Spencer, Gails, Nike, Zara, Massimo Dutti and Waitrose in addition to the Bromley Picturehouse. The Glades Shopping Centre comprises over 100 shopping units and there is a historic market in Bromley every Thursday, Friday and Saturday, and a monthly farmers market in nearby Chislehurst.

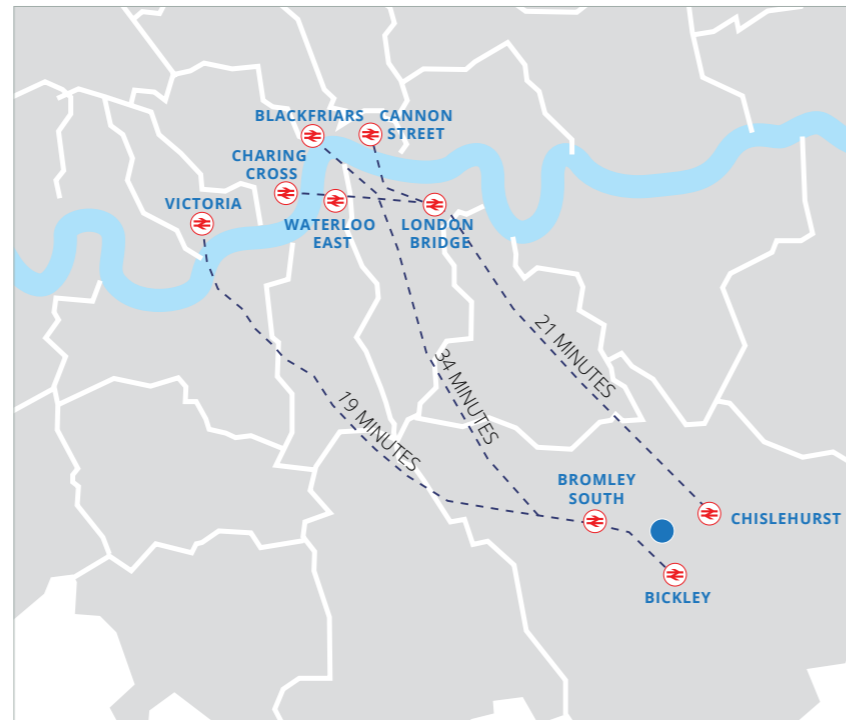


TRANSPORT

The site is located approximately 0.9km (10 minute walk) to the west of Bickley Station (National Rail) and 1.0 km (15 minute walk) to the east of South Bromley Station (National Rail and Thameslink), benefitting from services to Victoria and Blackfriars in 18 and 34 minutes respectively.

Homesdale Road further benefits from 7 bus routes, connecting the site to Chislehurst, Orpington, Biggin Hill and Catford. The A21 is located 0.9km to the west of the site, providing access to Lewisham, the South Circular Road (A205) and the M25 at Orpington.

Chislehurst is a 9 minute drive to the east via the A222, Orpington is a 14 minute drive to the south-east of the site, and Beckenham is a 12 minute drive to the west via the A222 (westbound).



SITE IMAGE

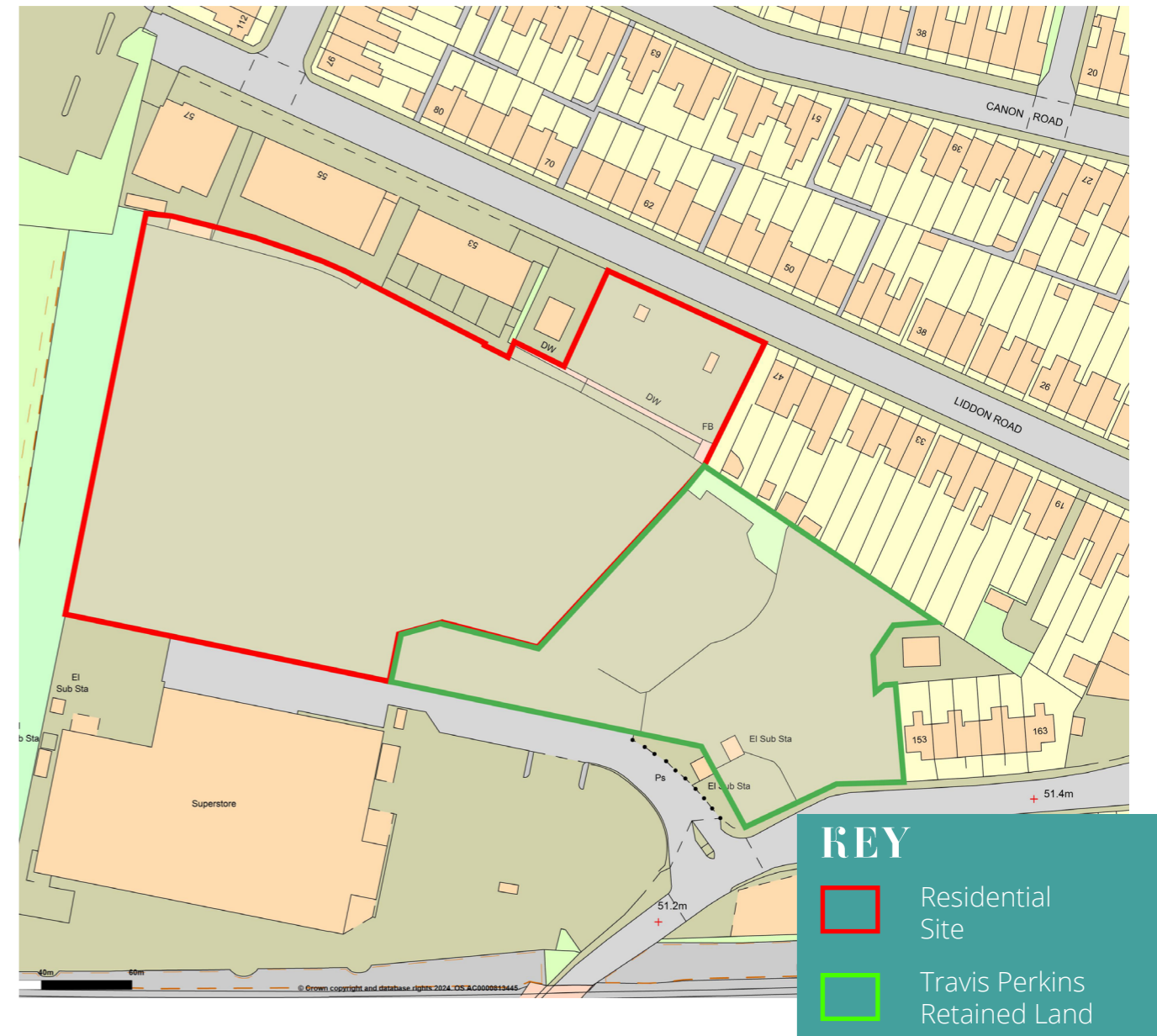


SITE DESCRIPTION

The overall site extends to 3.47 acres (1.40 hectares) and historically comprised three gasholders having formally been used for gas storage. The site is an irregular shape, is relatively flat and has been recently cleared. The wider site benefits from frontage to both Holmesdale Road and Liddon Road with the intent being that the new Travis Perkins will be accessed solely from Holmesdale Road and the residential site from Liddon Road. The site is currently vacant.

The residential element of the site will be located on the western part of the wider site and will total 2.52 acres (1.02 hectares) with a 40-metre frontage onto Liddon Road. This part of the site was formally owned by SGN.

The site plan listed below differentiates the opportunity from the land Travis Perkins will retain.



PLANNING

The site located within the LB Bromley and falls within the Bromley Opportunity Area, as outlined in the London Plan.

The western part of the site is designated within the LB Bromley Local Plan as site allocation 4, to include 60 residential units and employment floorspace across the site. A plan of site allocation 4 is seen below:



Source: LB Bromley Local Plan 2019



Aerial of indicative 2023 pre-application scheme from the south east.

PLANNING HISTORY

Historically, there have been 3 pre-application meetings and a planning application submitted by Travis Perkins to the LB Bromley, summarised below.

Engagement	Date	Proposal	Response
Pre-app 1	2017	Large Travis Perkins builders yard and 120 residential units	No written response provided, however Officers' response negative due to being considered over development of the site.
Pre-app 2	2018	Large Travis Perkins builders yard and 7 residential houses	Unacceptable due to lack of provision of housing with relation to the site allocation for 60 units.
Pre-app 3	2019	Large Travis Perkins builders yard, 29 residential houses and 30 apartments	Generally positive, although issues raised surrounding access on Homesdale Road and Liddon Road, as well as development distance to the culvert
Application	2019	Large Travis Perkins builders yard and 6 residential houses	Refused due to lack of housing provision with respect to the site allocation for 60 units

2023 PRE APPLICATION

Travis Perkins appointed a new design team to include Aukett Swanke Architects, Quod and Walsh Associates to promote residential development across the western half of the site (formally owned by SGN) and a new Travis Perkins store and associated yard on the eastern half of the site (formally owned by National Grid).

A pre-application meeting took place in May 2023 and the written response is largely positive. The scheme proposed 80 residential units (77 flats and 3 townhouses) and two new B8 units totalling c. 14,003 sq ft / 1,301 sqm. Each site is designed to be separately accessed and self-contained. Officers' comments included:

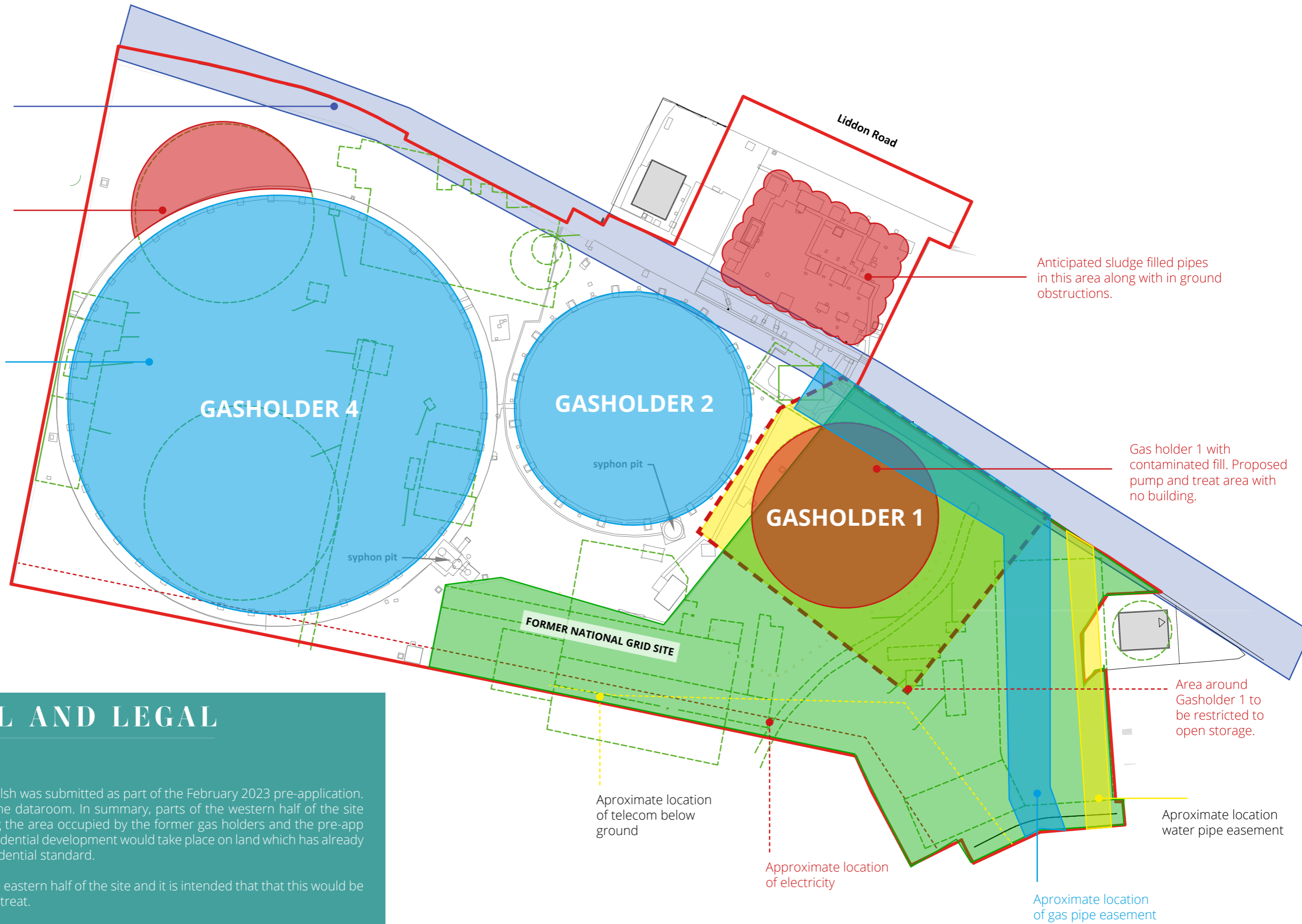
- Requirement for affordable housing delivery on site, subject to detailed viability assessments.
- Details of affordable housing unit mix and tenure to be confirmed
- Further investigation into ground contamination and underground services/obstructions (an up-to-date ground radar survey is now available on the dataroom)
- Exploration as to whether access to the commercial could be shared with adjoining Tesco access
- General comments regarding layout of new residential access off Liddon Road

The response was largely positive, with the unit mix and quantum of units generally supported, and the council seeking further clarification surrounding the developable areas of the site. The response specifically requests a phase II environmental survey across the site to identify areas that could support development. A copy of the response is available on the dataroom.

8m Consultation zone. Either side of culvert. Any significant building within this zone will be subject to a Flood Risk Activity permit with EA. Anticipated no build zone 3m from culvert.

Gasholder 3 area with high levels of contamination

Idealised zone for Resi building (within footprint of Gasholders 2 and 4).



TECHINCAL AND LEGAL

Remediation

A full remediation report by Walsh was submitted as part of the February 2023 pre-application. A copy of this is available on the dataroom. In summary, parts of the western half of the site has been remediated including the area occupied by the former gas holders and the pre-app scheme envisages that new residential development would take place on land which has already been decontaminated to a residential standard.

Contamination is present in the eastern half of the site and it is intended that that this would be dealt with by way of pump and treat.

Overage Provisions

There are a number of overage provisions that relate to the western half of the site, albeit an agreement has in principle been reached with SGN for these to be waived. Full details of the overage provisions for the east and western halves of the site are available on the data room.

PROPOSED SCHEME

An indicative scheme has been drawn up by Aukett Swanke Architects as part of the pre-app submission to LB Bromley for 77 residential flats, 3 townhouses and a Travis Perkins trade counter unit. The flatted scheme consists of a single contemporary block of 4 storeys with four cores surrounding a central square courtyard. The plans propose 81 parking spaces for the residential element on site.

A new access is proposed for the residential element off Liddon Road to ensure separate access from the commercial traffic to the commercial element.

The Travis Perkins unit is made up of a trade counter unit (7,548 sq ft GIA) and a storage unit (6,458 sq ft) and yard space measuring 10,161 sq ft.

RATIONALE

The scheme has been evolved and worked around a number of restrictions, stemming from previous engagement with the council, and the historic uses resulting in the scheme produced by Aukett Swanke Architects.

- Residential Site Allocation on western part of the site
- Remediation of historic gas holders
- Unknown contamination on the site without known remedial work

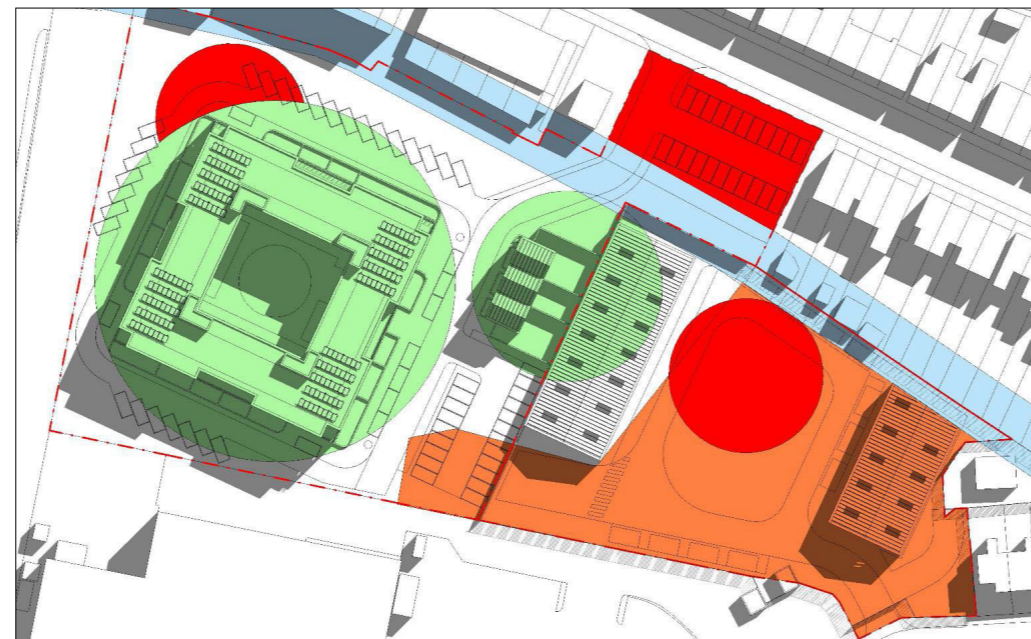
BACKGROUND DESIGN STEPS

STEP ONE

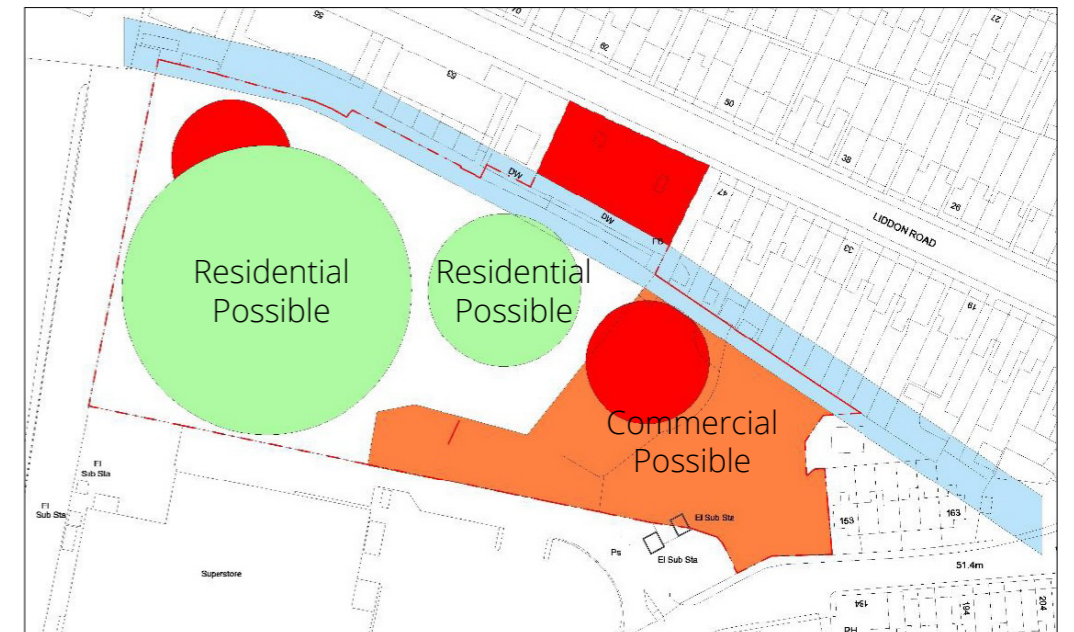


1. Gasholder 3 with high level of contamination - parking possible. 2. Anticipated sludge filled pipes in this area along with other ground obstructions - Open Yard & Parking Possible 3. Gasholder 4 - decontaminated - Residential Possible 4. Gasholder 2 - decontaminated - Residential Possible 5. Gasholder 1 - contaminated fill - Open Yard Possible 6. 8 meter consultation zone either side of culvert. Any significant building within this zone will be subject to a Floor Risk Activity permit with EA 7. Former National Grid Site. No open ground within area due to contamination.

STEP THREE



STEP TWO



STEP FOUR



FURTHER INFORMATION

PROPOSAL

Offers are invited on a subject to planning basis for the freehold interest of the western half of the site. It is anticipated that the Purchaser will be responsible for obtaining planning permission for the entire site to include a new Travis Perkins store and associated yard on the eastern half of the site. Full details of the design brief for the eastern half are available on the data room.

VAT

The site is elected for VAT.

DATA ROOM

The dataroom can be provided upon request

FURTHER INFORMATION

For further information or appointments to inspect, please contact the sole selling agents:

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AML

In line with the Money Laundering, Terrorist, Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with Anti-Money Laundering policy. Further details on request.

BASIS OF SALE

For sale via informal tender.

Offers are invited for the benefit of the freehold interest.

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