

BICKLEY PLACE BR1

HOMESDALE ROAD, BROMLEY, BR1 2QL

RARE FREEHOLD DEVELOPMENT OPPORTUNITY
LOCATED WITHIN THE LONDON BOROUGH OF
BROMLEY



LEVY
REAL ESTATE

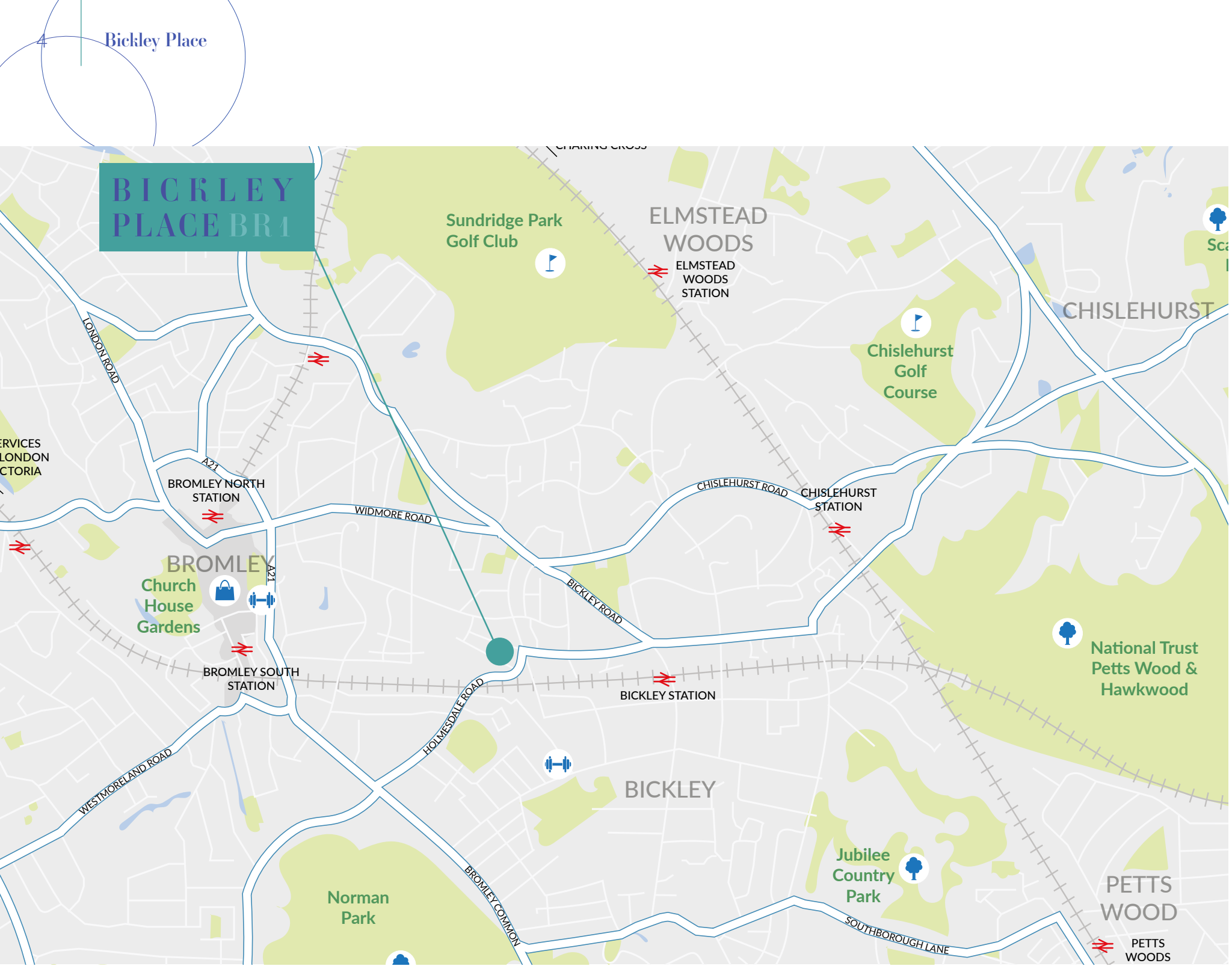
EXECUTIVE SUMMARY

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
- 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 commercial unit located to the east of the site
- Extensive remedial work undertaken to date on the site
- Potential for a comprehensive residential scheme across entire site
- Freehold with vacant possession
- Offers are invited for the freehold interest on both an unconditional and subject to planning basis
- 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 west 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 is located 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 is held in nearby Chislehurst.

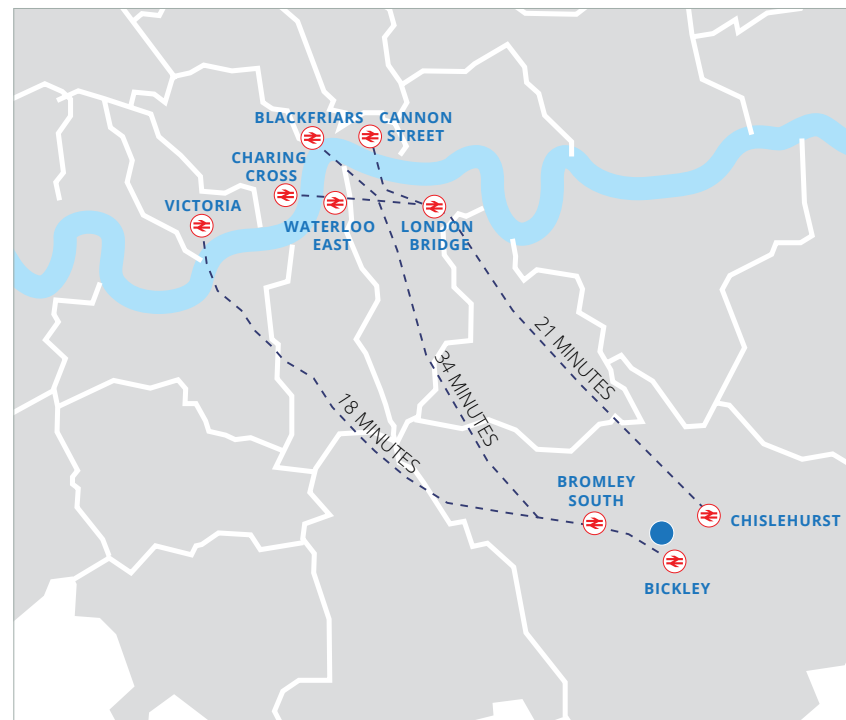


TRANSPORT

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 Bromley South 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 site extends to 3.47 acres (1.40 hectares) and historically comprised three gas holders 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 and is currently vacant.



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 quantum of units was supported, albeit the council overall were keen to explore maximization of residential units. 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 along with a planning summary from Quod, surmising the pre-app and potential for alternative uses including self-storage and potentially retail.

PRE-APP 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 commercial 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 commercial 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

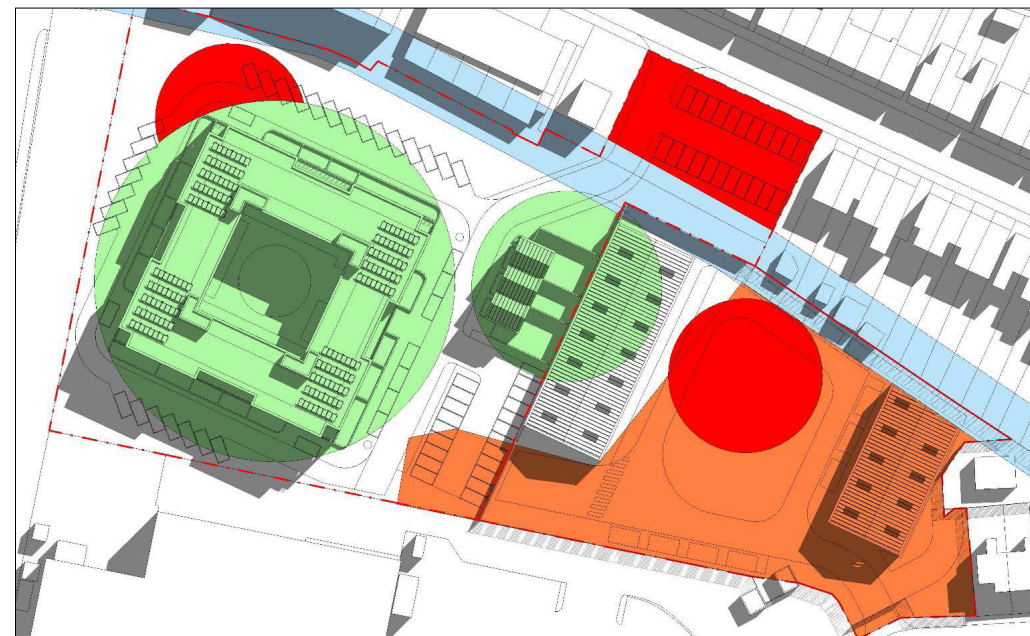
BACKGROUND DESIGN STEPS

STEP ONE

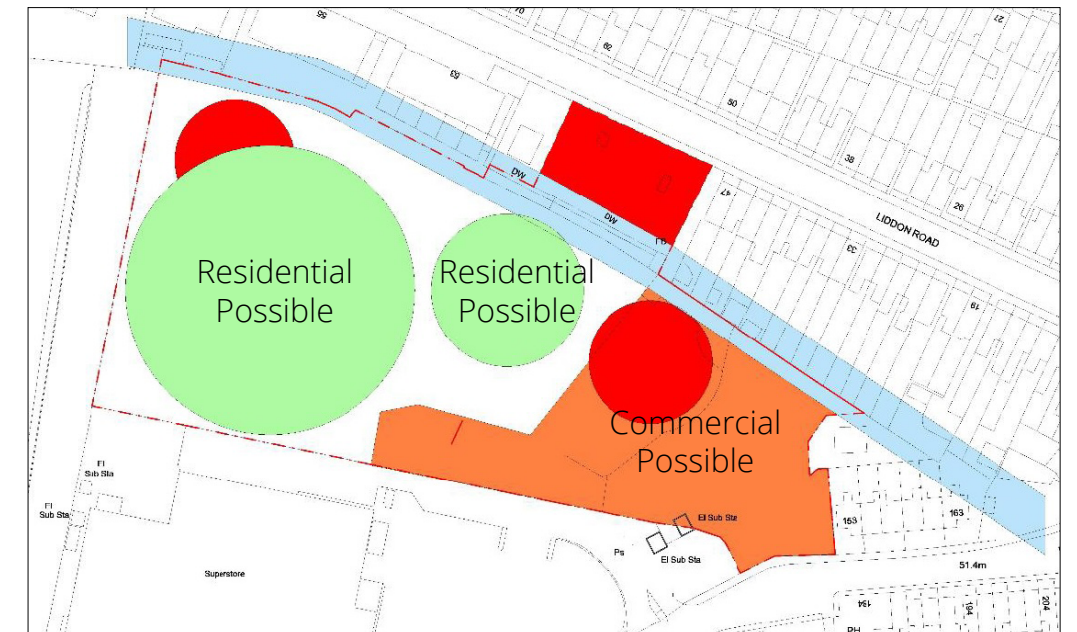


1. Gasholder 3 with high level of contamination - parking possible. 2. Anticipated sludge filled pipes in this area along with other ground obstructions - Open Yard & Parking Possible. 3. Gasholder 4 - decontaminated - Residential Possible. 4. Gasholder 2 - decontaminated - Residential Possible. 5. Gasholder 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 an unconditional and subject to planning basis.

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.