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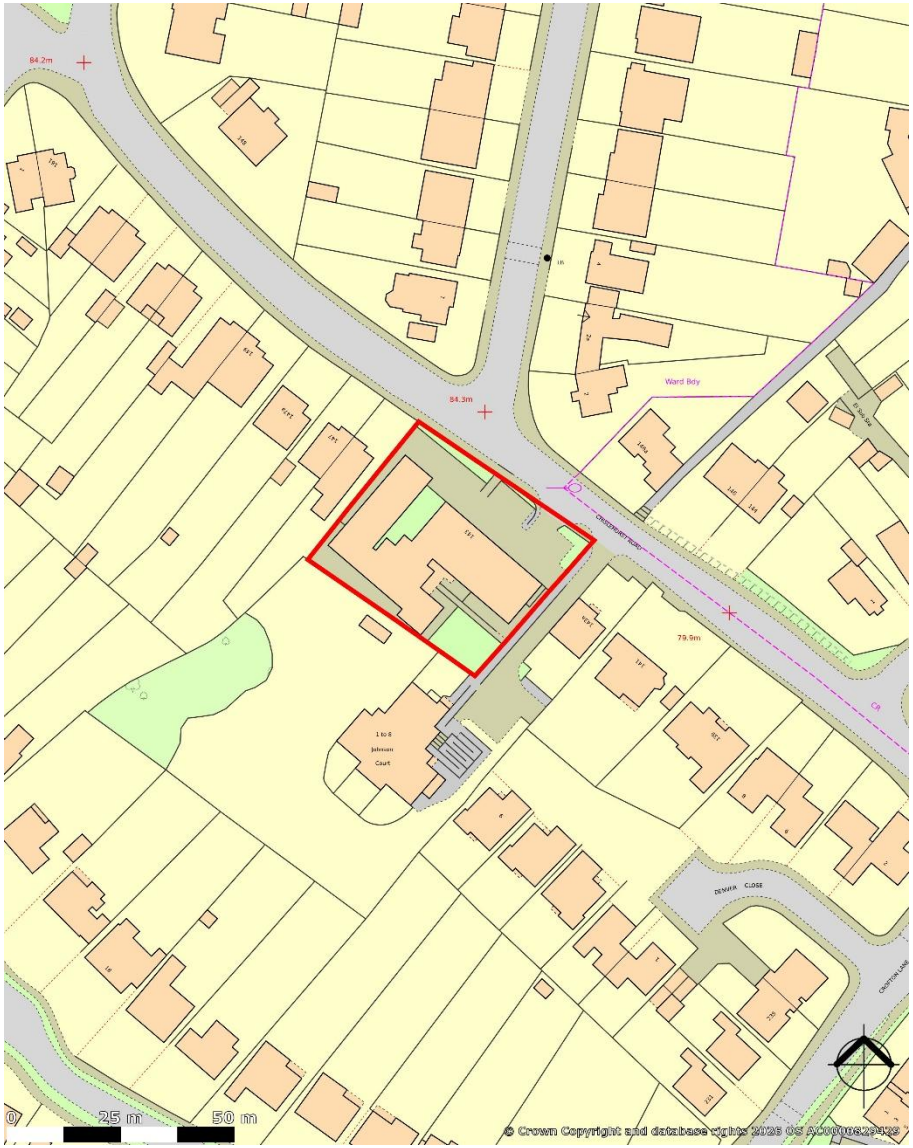
FOR SALE

FORMER CARE HOME WITH POTENTIAL FOR ALTERNATIVE USES / RESIDENTIAL DEVELOPMENT (STPP)

HOLLYBANK, 143 CHISLEHURST ROAD, ORPINGTON, BR6 0DS

EXECUTIVE SUMMARY

- Opportunity to acquire a former care home (Use Class C2) with redevelopment potential (STPP).
- Detached building arranged over ground and part first floors, formerly used as a respite care facility for children.
- Comprising 10,251 sq ft (952 sq m) GIA of existing accommodation.
- Site area extends to approximately 0.18 hectares (0.44 acres)
- Located on Chislehurst Road in Petts Wood, approximately 0.7 miles north east of Orpington town centre.
- Suitable for alternative uses or redevelopment for residential, care or commercial uses (subject to obtaining the necessary planning consents).
- Freehold with vacant possession.
- Offers are invited preferably on an unconditional basis, although subject to planning offers are not discouraged.
- Price and further details on application.



VIEWINGS

Richard Plant **t:** 07850 584240 **e:** rplant@shw.co.uk

Alex Thomson **t:** 07780 113019 **e:** athomson@shw.co.uk

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LOCATION

The property is located in a predominantly residential area on Chislehurst Road in Petts Wood, approximately 0.7 miles north west of Orpington town centre.

Petts Wood railway station is situated approximately 0.7 miles to the west of the property and provides direct access to London Bridge (25 mins), London Charing Cross (38 mins) and London Victoria (39 mins).

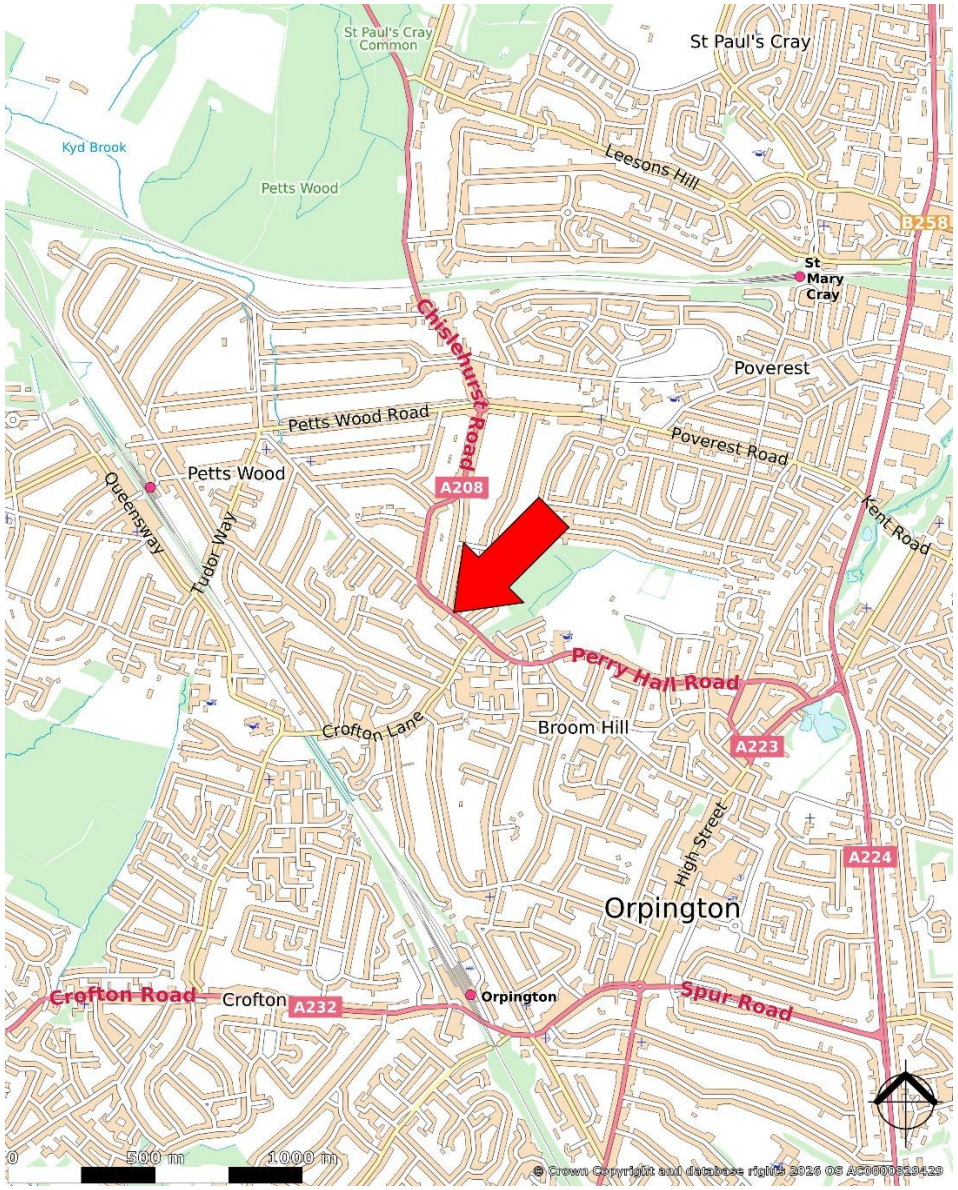
The M25 motorway is located approximately 3.7 miles to the south east of the property.

An extensive range of shops and amenities is available in Orpington town centre to the south east.

The surrounding area is typified by residential properties comprising detached and semi-detached houses.

The property is located within the administrative area of the London Borough of Bromley.





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DESCRIPTION

The property comprises a detached, part single-storey and part-two storey building of brick construction with a pitched roof.

The property has most recently been used as a residential care home providing respite care for children.The accommodation is arranged in a cellular layout, with corridors serving individual rooms, offices and ancillary accommodation. The ground floor comprises 12 bedrooms, four bathrooms, two kitchens, two dining rooms, two lounges, a sensory room and ancillary accommodation.

The first floor provides predominantly office accommodation. A lift provides access between the ground and first floors. The property has a Gross Internal Area of 10,251 sq ft (952 sq m). Floor plans are available in the data room.

Externally the property benefits from a parking area to the front providing approximately 10 car parking spaces. There is also a garden area to the rear of the building.

The site area extends to 0.44 acres (0.179 hectares). Vehicular and pedestrian access to the site is taken from Chislehurst Road.

ACCOMMODATION

FLOOR	GIA (SQ FT)	GIA (SQ M)	NIA (SQ FT)	NIA (SQ M)
Ground	6,923	643.17	5,950	552.76
First	3,328	309.23	2,879	267.47
TOTAL	**10,251**	**952.4**	**8,829**	**820.23**













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PLANNING & DEVELOPMENT

- The property lies within the administrative area of the London Borough of Bromley.
- The property is not listed and does not fall within a Conservation Area
- The property has formerly been used as a care home which falls within Use Class C2 of the Town and Country Planning (Use Classes) Order 1987, as amended.
- In June 2016, planning permission was granted on appeal (ref. APP/G5180/W/15/3140769) for the change of use of part of the first floor offices ancillary to the wider C2 use into an independent office use (Class B1). Class B1 now falls with Class E.
- The site offers considerable potential to be redeveloped for a variety of uses including residential, care and commercial uses subject to obtaining the necessary planning consents.
- A planning appraisal is available in the data room, but prospective purchasers should rely on their own investigations and satisfy themselves as to planning matters through direct enquiries with Bromley Council.







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TENURE

The property is held freehold under Title reference number SGL522879 and is offered with vacant possession.

PRICE

On application

VAT

The property is not elected for VAT

OFFERS

Offers are invited on both an unconditional (preferred) and subject to planning basis for the freehold interest by way of informal tender.

Subject to planning offers must include indicative details of the proposed development.

Offers are to be submitted in writing utilising SHW's Bidding Guidelines & Bid Proforma, which is available for download from the data room

EPC

The property has an EPC rating of B.

AML

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

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DATA ROOM

Legal and technical information can be downloaded via our data room:

[143 Chislehurst Road, Data Room]

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