



# CRANBROOK COURT, THESIGER ROAD, PENGE, SE20 7NW

**Knight Frank**

- ◆ Buildings: 15,514sq ft (1,441.3 sq m) GIA. Land: 0.44 acres (0.18 ha)
- ◆ Potential for continued extra care accommodation, or subject to obtaining the necessary consents, redevelopment potential for alternative uses
- ◆ Freehold for sale with vacant possession available Q3 2011



# CRANBROOK COURT, THESIGER ROAD, PENGE, SE20 7NW

## Location

The property is located on the corner of Parish Lane (A213) and Thesiger Road, a predominantly residential road in the London Borough of Bromley approximately 8 miles from Central London (Marble Arch).

Cranbrook Court is situated 0.5 miles from Penge East Railway Station (17 minutes into London Victoria), 0.5 miles from Kent House Railway Station (19 minutes into London Victoria) and 0.7 miles from Penge West Railway Station (19 minutes into London Bridge).

Penge High Street is circa 0.5 miles,

All distances and times are approximate.

## Description

The property has been owned by a Registered Social Landlord and it is used for extra care accommodation.

The accommodation is arranged over ground and first floors and comprises 25 flats (13 x studios, 11 x 1 bedroom flats and 1 x 2 bedroom flat) and communal facilities including a reception, lounge, assisted bathroom, WC's and laundry on ground floor and a further assisted bathroom, shower and landing area on the first floor. There is also a lift.

A typical studio is circa 312 sq ft (29 sq m), and a typical 1 bedroom flat is circa 440 sq ft (40.9 sq m) and the 2 bedroom flat is circa 802 sq ft (74.6 sq m).

The property was extensively refurbished in the 1970's and has exposed red brick elevations, a pitched tiled roof and wooden fenestration.

The property sits within a site area of around 0.44 acres (0.18ha) and the surrounding uses include a care home and residential housing. The exact site area is subject to confirmation by the vendor.

## Schedule of Accommodation

Floor	GIA (sq m)	GIA (sq ft)	Description
Ground	710.0	7,642	6 x Studios 5 x 1 Bedroom Flats
First	731.3	7,872	7 x Studios 6 x 1 Bedroom Flats 1 x 2 Bedroom Flat
TOTAL	1,441.3	15,514	25 units

## Town Planning

The planning policies are contained within London Borough of Bromley's Unitary Development Plan (UDP) which was adopted on 20 July 2006. The local authority's planning policy is currently in a stage of transition while the relevant documents in the Local Development Framework are individually adopted eventually replacing the UDP.

Below is a synopsis of the planning environment for the property.

- The property is currently being used as extra care accommodation.
- The property is not statutorily listed and not within a conservation area.
- The adjacent 43 bedroom care home has planning permission for a new build extra care housing scheme of 41 x 1 bedroom flats and 9x2 bedroom flats.

## Tenure

The property is held freehold. Vacant possession will be available from Q3 2011.

Vendor's solicitors: Winckworth Sherwood Solicitors, Minerva House, 5 Montague Close, London, SE1 9BB  
Contact: Barbara Paul-Roberts, Partner  
Tel: 020 7593 5000

## Services

Mains water, electricity, gas and drainage are available to the property, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.

## Statutory authority

London Borough of Bromley, Civic Centre,  
Stockwell Close, Bromley, BR1 3UH  
Tel: 020 8464 3333

## Method of sale

The freehold of the site is for sale as a whole by informal tender. Please see the dedicated website for the bid procedure document.

## VAT

We understand VAT is not payable on the property. All offers should be made exclusive of VAT. VAT, if chargeable, is payable by the purchaser.

## Viewing arrangements

Should you wish to arrange a viewing, which is strictly by prior appointment only, please contact Thomas Scaife at Knight Frank on 020 7861 5429 (email tom.scaife@knightfrank.com).

## Further information

Further information is available including:

- Cover Letter
- Further Photos
- Title Information
- This Brochure
- EPC
- Bid Procedure
- Floorplans

This information is available from the dedicated website: [www.inst.knightfrank.com/view/cranbrook](http://www.inst.knightfrank.com/view/cranbrook)  
The password is 'court'.

Should you wish to discuss the property in further detail please contact:

### Thomas Scaife MSc MRICS, Surveyor

Knight Frank LLP  
55 Baker Street  
London, W1U 8AN  
Tel +44 (0)20 7861 5429  
tom.scaife@knightfrank.com

### Emma Cleugh BSc (Hons) MRICS, Partner

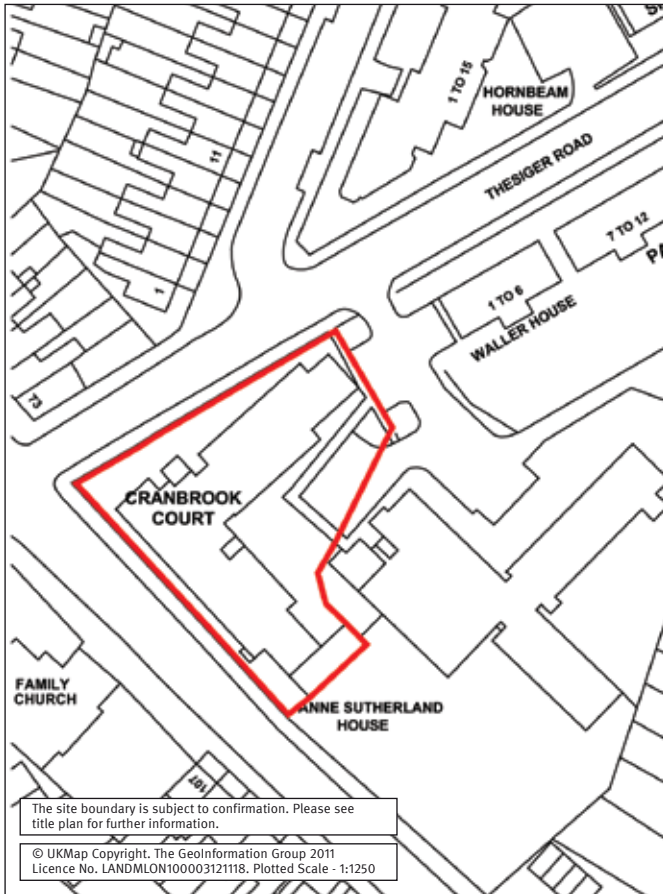
Knight Frank LLP  
55 Baker Street  
London, W1U 8AN  
Tel +44 (0)20 7861 5461  
emma.cleugh@knightfrank.com



External view from corner of Parish Lane (A213) and Thesiger Road







### Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Preston Bennett in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Preston Bennett has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: February 2011. Photographs dated: January 2011.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.