

# 10-12 EDWARD ROAD, BROMLEY BR1 3NQ

- ◆ The property represents 12,010 sq ft of C2 (Residential Institution) space set in approximately 0.737 acres (0.298 ha).
- ◆ The site is located in an attractive residential area close to Sundridge Park Golf Course.
- ◆ Freehold with vacant possession.



# 10-12 EDWARD ROAD, BROMLEY BR1 3NQ

## Location

The property is situated on the south side of Edward Road, a wide residential road in the Sundridge Park area of the London Borough of Bromley, southeast London. The property is approximately 11 miles from Central London and 9 miles from the M25 Motorway which gives access to the M26, M11, M1 and M4, M3 and M40 and the rest of the national motorway network.

The property is located a short walk (400 metres) to Sundridge Park railway station (Southeastern line). Rail connections include services to London Bridge (25 minutes) and Charing Cross (33 minutes). There is a bus service to Bromley South railway station, with trains to London Victoria (fast train 15 minutes).

The nearby uses to the premises predominately comprise of residential, institutional uses (such as schools and care homes), and the open space of Sundridge Park, the golf course and Elmstead Woods.

## Description

The site extends to approximately 0.737 acres (0.298 ha). The boundaries are marked for indication purposes only.

The property comprises two interlinked period buildings and was most recently used as a former retirement home, which opened in 1974 and was previously registered for 21 residents.

The accommodation comprises 21 bedrooms (some of which are ensuite), a staff flat, communal rooms (such as lounge, dining room and music room), and ancillary accommodation (such as a commercial kitchen, an assisted bath, office, staff room, treatment room and hairdressers). Accommodation is arranged over the ground floor and two upper storeys. A lift serves the ground and first floors. The property has been very well maintained and boasts many attractive period features.

There are gardens to both the front and rear of the property, which are mainly laid to lawn with attractive borders, mature trees and shrubs, a summer house, water feature and patio areas. There is off-street parking area to the front of the property.

## Schedule of Accommodation

| Floor        | Sq.M.         | Sq.Ft.        |
|--------------|---------------|---------------|
| Cellar       |               |               |
| Ground       | 562.4         | 6,054         |
| First        | 450.5         | 4,849         |
| Second       | 102.9         | 1,108         |
| <b>Total</b> | <b>1115.8</b> | <b>12,010</b> |



Second Floor



First Floor



Ground Floor

## Town Planning

Bromley's latest UDP was adopted on 20 July 2006. The policies contained within the UDP are 'saved' for three years, until 2009 and are part of the Local Development Framework (LDF) until then. This means that the UDP will continue to be the statutory planning document for development control purposes, but as individual elements of the LDF are prepared and adopted, these will replace the saved UDP. A number of policies in the UDP expired on 20 July 2009. The remaining policies continue to be saved as part of the Development Plan.

London Borough of Bromley Planning Department are of the opinion that the site falls within the C2 (Residential Institutions) use class. The property, which is locally listed, has the potential for continued institutional use or a range of alternative uses and / or subdivision, including residential and office, subject to the necessary consents. Potential purchasers are requested to make their own enquiries of the local planning authority.

## Tenure

The property is offered for sale freehold with vacant possession. The freehold title is registered at the Land Registry under title numbers SGL149928 and SGL217079. There are restrictive covenants on the freehold title. Please refer to the Land Registry documentation on the dedicated website.

Vendor's solicitors: Theresa Grant Peterkin, Partner, Payne Hicks Beach Solicitors, 10 New Square, Lincoln's Inn, London WC2A 3QG. Tel: +44(0)20 7465 4300.

## Services

It is understood that mains water, electricity, gas and drainage are available to the site, 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, Bromley Civic Centre, Stockwell Close, Bromley BR1 3UH. Email: [csc@bromley.gov.uk](mailto:csc@bromley.gov.uk)

## Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser shall be deemed to be satisfied as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Method of Sale

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

More energy efficient



A 0-25

B 26-50

C 51-75

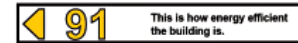
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



## VAT

We are advised that the property is not elected for the purposes of VAT.

## Viewing Arrangements

Should you wish to arrange a viewing, which is strictly by prior appointment only, please contact Joanna Sroka at Knight Frank LLP. Tel. 020 7861 5461. Email. [joanna.sroka@knightfrank.com](mailto:joanna.sroka@knightfrank.com).

## Sat Nav Ref

BR1 3NQ

## Further Information

Further information on the property is available including:

- Floorplans
- EPC
- Title Information
- Bid Procedure
- This Brochure

This information is available from the dedicated website [www.inst.knightfrank.com/view/bromley](http://www.inst.knightfrank.com/view/bromley)

The password is 'music'.

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

## Morgan Allen BSc (Hons) MRICS, Surveyor

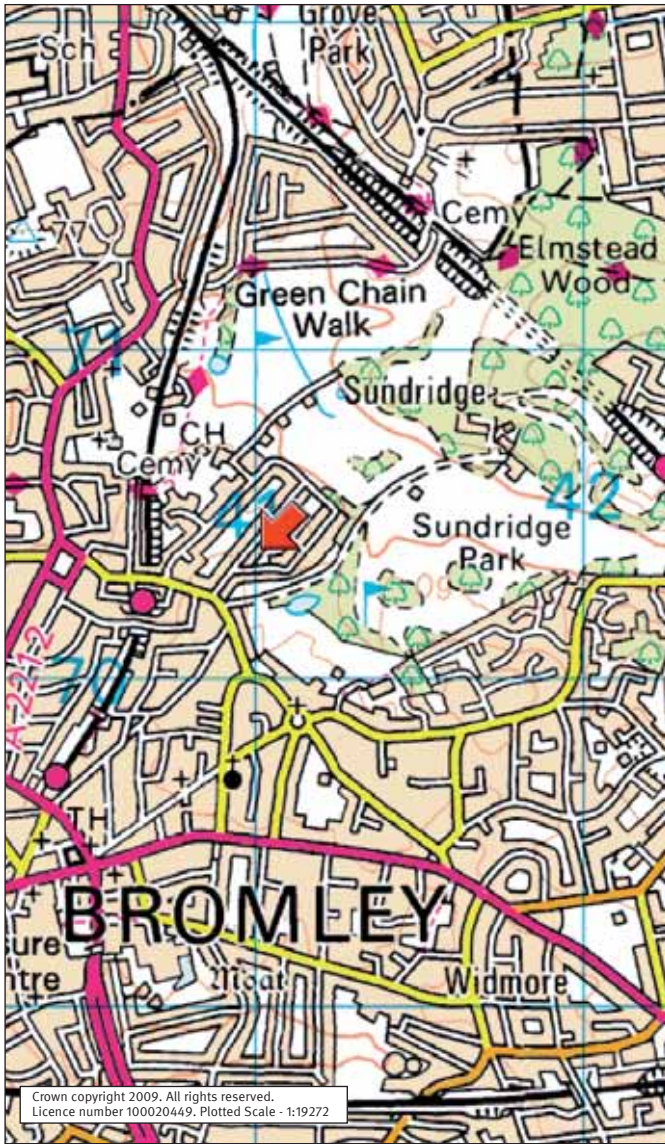
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Rear elevation and garden



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