

Residential Development Opportunity

The Orchards

Plots A & B, Cricket Ground Road, Chislehurst, BR7 5HD
Freehold for sale



- Total site of approximately 0.583 acres (0.236 hectares)
- Existing detached two storey dwelling with planning to demolish and erect 2 residential dwellings.
- Plot A planning permission for a residential dwelling circa 5,450 sq ft and to retain existing swimming pool complex.
- Plot B planning permission for a residential dwelling circa 5,743 sq ft.
- Located in sought after area.

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Location

The Orchards is located approximately 0.3 miles from Chislehurst High Street, 2.6 miles from Bromley town centre and 8.8 miles from Croydon.

The Orchards has excellent transport links with J3 of the M25 located approximately 8.3 miles to the southeast. Chislehurst station is 0.6 miles away providing trains every half an hour to London Charing Cross, London Bridge and London Cannon Street taking 31 minutes, 20 minutes and 30 minutes respectively. Chislehurst station also provides regular services to Orpington and Sevenoaks every quarter of an hour taking 8 minutes and 25 minutes respectively. Bromley South Station is located 2.7 miles away providing services to London Victoria every quarter of an hour taking 15 minutes. Gatwick Airport is approximately 26 miles to the southwest while Heathrow Airport is 43 miles to the northwest.

Chislehurst provides a variety of facilities including shops, restaurants and schools. A more comprehensive range of facilities can be found in nearby Bromley which provides shopping and leisure facilities in addition to a range of private, state and grammar schools including Bromley High School for Girls, St Olaves Grammar School for boys and various state schools. Further shopping facilities can be found at Bluewater Shopping Centre which is located 13.3 miles east of the subject Property.

Situation

The property is located along Cricket Ground Road. To the south and east are residential dwellings and associated garden land, to the west is Chislehurst and West Kent Cricket Club.

Description

The property comprises a detached dwelling set within a plot of approximately 0.583 acres (0.236 hectares) with a detached pool and sauna complex.

Planning

The property falls within the jurisdiction of the Bromley District Council and has the benefit of planning permission for the development of two separate dwellings. Outline planning permission was granted under the application DC/15/05348/FULL1. We note however that the plot sits within a conservation area.

Plot A – This plot benefits from a 75' frontage and will provide 5,450 sq ft of accommodation across 3 storeys. The kitchen and reception space is situated towards the rear of the property and provides access to the spacious 66' garden



providing accessible easy outdoor living. The ground floor also benefits from a separate study and drawing room as well as an integral double garage. To the first floor there are 4 bedrooms all with en suites whilst the second floor provides a further en suite bedroom and a home cinema.

Plot A will also benefit from retaining the existing swimming pool and sauna complex and existing annexe which provides approximately 1,320 sq ft of accommodation.

Plot B – This plot enjoys a 75' frontage and will provide 5743 sq ft of accommodation across 3 storeys with a large impressive

grand entrance hall. To the rear the ground floor provides a large kitchen/ diner, further dining room and living room, all which open and provide access to the rear garden. There are also two further reception rooms to the front of the house and an integral double garage. The first floor provides a large galleried landing area with four bedroom suites, three of which have a dressing room. The second floor provides a fifth bedroom and further bathroom.

Method of sale

The freehold interest in the property is offered for sale by private treaty.

The vendor is willing to accept offers for the plot as a whole or for the individual plots.

Tenure

The freehold title of the property is registered under title number K107013 but will be sold with vacant possession.

VAT

In the event that a sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, any tax will be payable by the purchaser.



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Further Information

For further information or to submit an offer please contact Savills.

Viewings

Viewings are strictly by appointment only. Please contact the sole selling agents to make an appointment.

Contact

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