Exciting Development Opportunity
Planning Permission Granted

For Sale

Development Opportunity With Planning Permission

Residential Site – 9 x 1 bed flats
plus ground floor retail/commercial

The Gallery Site, 102 – 104, High Street, Orpington, Kent, BR6 0JY

Future potential for at least 2 additional flats,
subject to planning permission

ORPINGTON HIGH STREET IS CHANGING!

Construction has started on a new 7 screen cinema complex at The Walnuts Shopping Centre in the High Street, which will also comprise 3 restaurant units, 4 retail units and the creation of a new public square with completion due next year. In addition, planning permission has been granted for a 50 unit retirement living complex at the end of the High Street.

BE A PART OF THE AREA’S GROWTH
The Gallery Site is near the open green space of Priory Gardens and sits opposite Pizza Express at the end of Orpington High Street. The site is also very near a wide selection of other restaurants, pubs and bars and is extremely well positioned to benefit from the revitalisation of The Walnuts plaza cinema complex about a three minute walk away (approx. 0.1 mile). The location is well served with existing facilities and infrastructure plus new residential and commercial growth on the horizon, including Churchill Retirement Living (planning permission granted) for 50 flats nearby at 76 High Street, Orpington and redevelopment of the Old Dairy site approx. 200m away.

Location

Pizza Express in a former bank retail unit opposite The Gallery Site

Gesti Italian – 50m from the site

Ephesus – close to the site

Hisar Restaurant opposite the site

The pond at Priory Gardens
Area Overview

- 100m from the site – planning application with Council

- The Gallery Site
- The Walnuts Forthcoming Revitalised Leisure/Retail Cinema Complex
- Potential residential site at The Old Dairy
- Churchill Retirement Living planning permission for 50 flats nearby at 76 High Street, Orpington
- Priory Gardens
Transport Links

Rail:
- Approx. 1 mile walk/easy bus ride to Orpington Station
- London Bridge in 15 minutes
- Waterloo in 20 minutes and direct services to Charing Cross, London Victoria and Cannon Street

Bus:
- 23 bus routes through the town centre
- Bus Stop opposite the site
- Bus connections include buses to Bromley, Chislehurst and Orpington Station

Road:
- Within four miles of the M25 (J4), M20, M2, M26
- Within easy reach of Gatwick, City, Heathrow, Stansted and Biggin Hill airports

Local Facilities

- Bustling High Street and Shopping Mall with Boots, WH Smith, Sainsbury's and an extensive range of retail units including Tesco Extra superstore at the end of the High Street
- New cinema and shopping complex (due for completion next year) a few minutes’ walk (approx. 0.1 mile) from The Gallery development site
- Great range of chain and individual restaurant options, with several restaurants and a Pizza Express within 200m of The Gallery development site
- Walnuts Leisure Centre with swimming pool, squash courts and gym within walking distance of c.0.1mile. Further sports facilities in the locality such as the Orpington Golf Centre
- Local park Priory Gardens a few minutes from The Gallery development site, incorporating ponds, playground and open green space
Background to The Gallery Site

The Existing Site

Ground Floor

- Currently consists of 2 shop units formerly occupied by The Gallery an art store and picture framing shop and Save the Children charity shop

First & Second Floors

- Currently divided into offices

Potential Site Development

Planning permission has been granted for 9 x 1 bedroom flats and a retail/commercial space on the ground floor

- We understand the architect and structural engineer have indicated that the façade and two sides of the existing building are to be incorporated within the development thus retaining the Period style frontage.

- The current plans for 2 ground floor offices (approx. 40m2 and 45m2) to the rear of the retail units could be adapted to provide 2 x 1 bedroom flats, subject to further appropriate approvals. Architectural plans have been drawn up for this possibility.

- In addition, the ground floor could be constructed to provide one large open plan space as required. Architectural plans have been drawn up for this possibility.
Terms

**Freehold Price**
£895,000 with the benefit of planning permission granted, subject to contract

Attached are floor plans of the proposed development together with 2 options which illustrate the flexibility of the ground floor, either as 2 further flats or as a single large retail space.

Full details of the planning permission and all associated plans, reports, statements and documents submitted as part of the application can be viewed in the Planning Application section on the Bromley Borough planning portal at [www.bromley.gov.uk](http://www.bromley.gov.uk) under planning references 12/00224/S78 and 12/00223/CAC

**Viewing and Further Information**
Viewing is strictly by appointment through joint sole agents jdm Land & New Homes and Linays Commercial.