

LAND ADJOINING THE CROOKED BILLET

99 High Street, Penge, SE20 7DT

DEVELOPMENT OPPORTUNITY FOR SALE FREEHOLD



savills



LOCATION

Penge is a suburb in south east London approximately 1.5 miles south east of Crystal Palace and 2.0 miles north west of Beckenham. The parcel of land adjoins The Crooked Billet public house, just off Penge Green set back away from the A234 (High Street). The site is within walking distance of Penge East (6 mins), Penge West (10 mins) and Kent House (12 mins) railway stations.

DESCRIPTION

The site extends to approximately 0.06 of an acre (0.02 ha) and comprises a parcel of enclosed land formerly used as a car wash with a single storey canopy structure. The site was last occupied pre-Covid. Access to the land is provided via Penge Lane/Penge Green with shared access rights for the adjoining pub and neighbouring residential flats.

KEY HIGHLIGHTS

- Development opportunity for sale freehold in the south east London suburb of Penge
- Positioned just off Penge Green set back away from the A234 (High Street)
- Within walking distance of East Penge (6 mins), West Penge (10 mins) and Kent House (12 mins) railway stations
- Site extends to 0.06 of an acre
- Benefit of a pre-app response from Bromley Borough Council on a small infill residential development scheme
- Indicative architect scheme for a single two bedroom dwelling extending to approximately 1,388 sq ft
- Adjoining public house unaffected by sale
- Guide Price - Offers in excess of £75,000



PLANNING

The site is located within Penge High Street Conservation Area and is located within Flood Zone 1. The Local Planning Authority is Bromley Borough Council. A response from Bromley Borough Council in relation to a pre-application sought for the erection of 2 no. dwellings on the land and dated August 2023 is available upon request.

DEVELOPMENT POTENTIAL

The site has potential for a single residential dwelling development subject to obtaining the necessary planning consents. We have provided an indicative scheme highlighting a detached 1,388 sq ft two bedroom dwelling with associated parking on Page 4. Parties should undertake their own due diligence and planning enquiries for the site.

SERVICES

We understand the land is not connected to any services. Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements.

TITLE

The site is held freehold under the Title Number SGL34704. An application will be made to the Land Registry to transfer part of the title once a sale has been agreed. The site is accessed over the land outlined blue on the adjacent plan.

TENURE

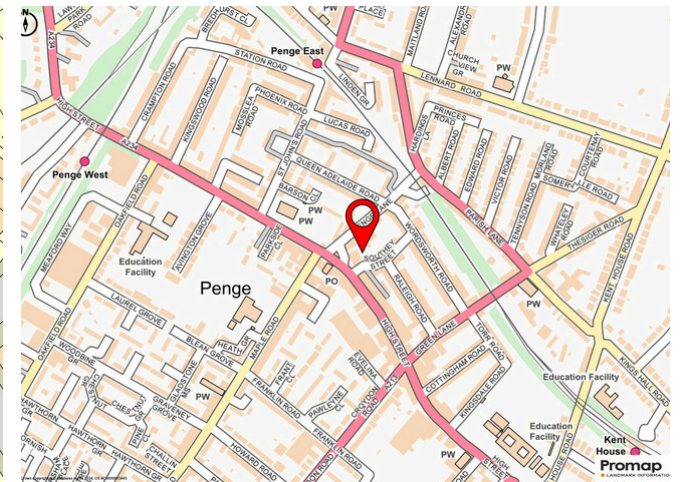
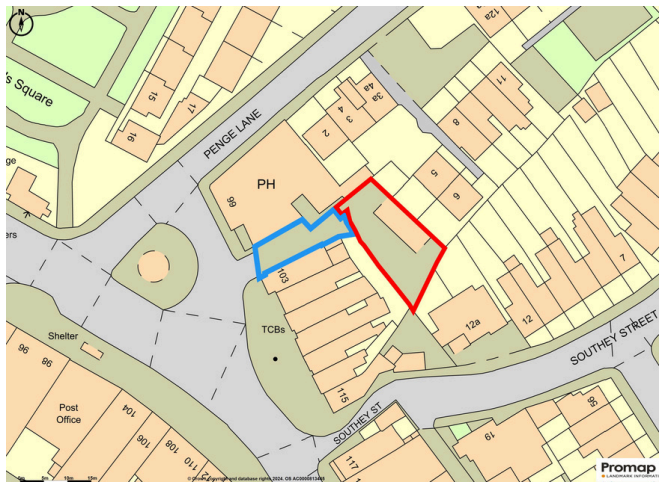
Freehold with vacant possession.

TERMS

Offers in excess of £75,000 are invited for the benefit of our client's freehold interest on a subject to contract only basis.

VAT

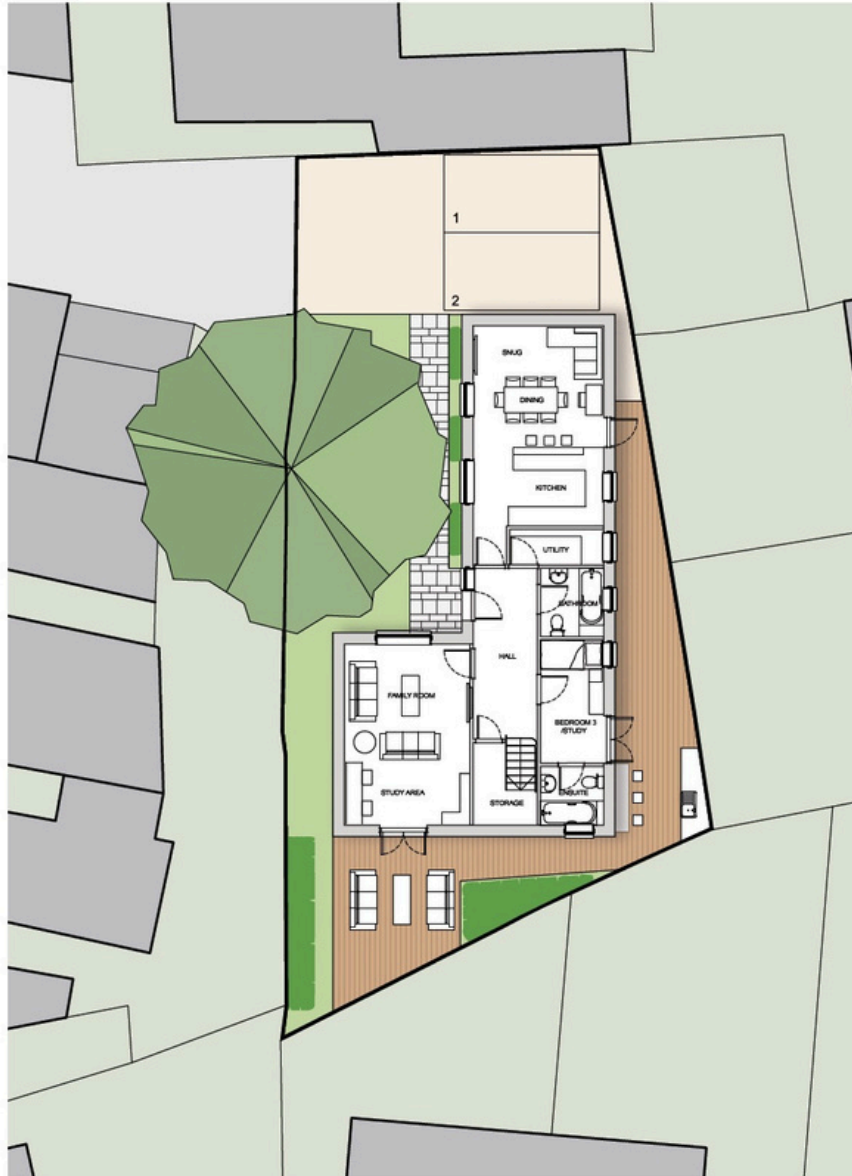
VAT may be applicable.



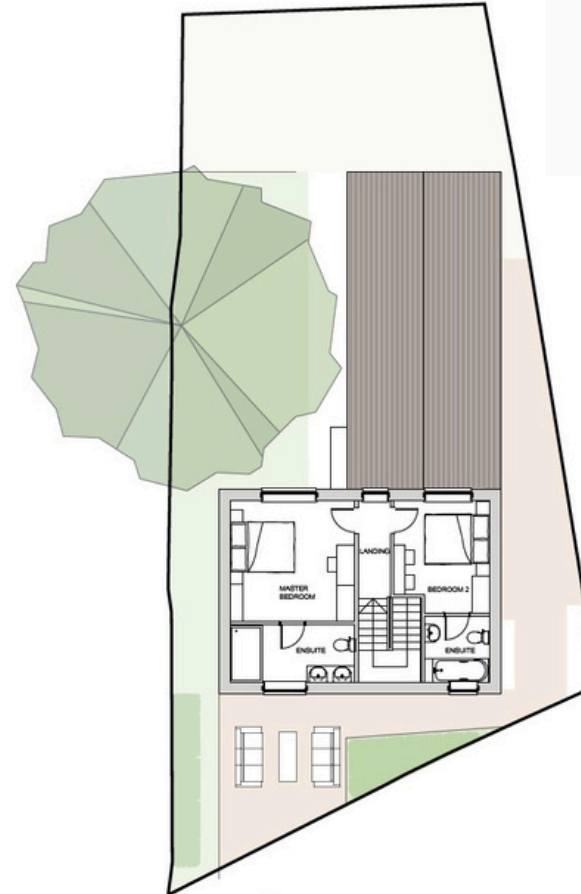
PROPOSED FLOOR AREAS

The proposed dwelling has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Ground	84	909
First	44	479
Total	129	1,388



1 Ground Floor



2 First Floor



P1 First Issue 21-05-24 JC CM
Rev Comments Date DDY CS

Ground & First Floor

CBLDN - BSL - ZZ - XX - DR - A - 0301 - P1
Crooked Billet 23131
High Street, London 11:00 @ A2
PRELIMINARY

Suite E, Ferry House
Canute Road
Southampton
Hampshire
SO14 3FJ
023 8063 1432
boyleandsummers.co.uk



Land adjoining The Crooked Billet 99 High Street, Penge, SE20 7DT



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LOCAL AUTHORITY

Bromley Borough Council

VIEWINGS

Strictly by appointment with Savills. The adjoining public house is not part of the sale and under no circumstances should any staff members be approached.

CONTACT

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