



**KENEXA ESTATES** Thornton Heath

Residential and mixed use  
development opportunity

56 Brigstock Rd, Thornton Heath, CR7 8RX

**WATTS || HOLT**

**SHW**

# Executive Summary

## DESCRIPTION

The site is located to the north of Thornton Heath Station immediately to the west of the platforms and is accessed from Brigstock Road itself, which is shared with the adjacent Iceland site.

Thornton Heath train station is immediately to the East whilst on a slightly raised level are the residential properties on Melfort Road. The site is therefore in the heart of Thornton Heath with easy access to the shops and the facilities on the High Street.

The total site area comprises 0.207 hectares (0.51 acres). It is flat and rectangular in shape, currently used as a scaffold yard with a small industrial shed and open storage.

## THE DEVELOPMENT

0.51 acre (0.207 hectares) site comprising existing commercial and open storage

There has been a resolution to grant planning subject to signing of a S106 agreement for the attached scheme comprising 58 residential units (50% affordable)

The proposed development will provide Ground Floor commercial units totalling 149 Sq.M. (1,606 Sq.Ft.)

Proposed Unit Mix is:

- 27 x 1 bed
- 12 x 2 bed

## LOCATION

The site is situated on Brigstock Road and is accessed by way of service road providing access to the Iceland Superstore and existing yard. to the north and is within close proximity to London Road (A235).

## SURROUNDING AREA

The surrounding area is formed of predominately terraced Victorian housing. The property is located within Thornton Heath Town Centre which affords a range of local retail provision centred on High Street and the North East end of Brigstock Road.

Croydon Town Centre is located approximately 1.2 miles South with its full range of established major shopping facilities; soon to include the Westfield and Hammerson redevelopment of the Whitgift Shopping Centre.

Thornton Heath Train Station, adjacent to the site, provides frequent trains to London Bridge (35 minutes), London Victoria (23 minutes), East Croydon and surrounding South London areas. In addition West Croydon Station is approximately 1.1 miles south of the site offering further direct services to London Bridge and London Victoria.

Extensive bus services serving the surrounding areas can be found within easy walking distance also.



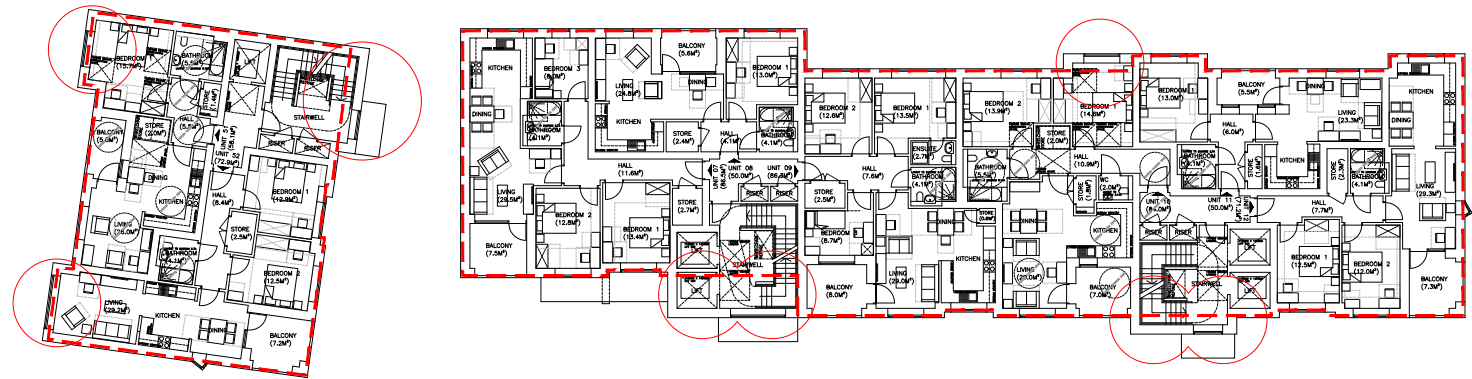
# Planning

There has been a resolution to grant planning subject to signing of a S106 agreement for the attached scheme comprising 4 blocks, 1 sited at the northern end of the site perpendicular to the railway line and the other 3 along the railway line coming south.

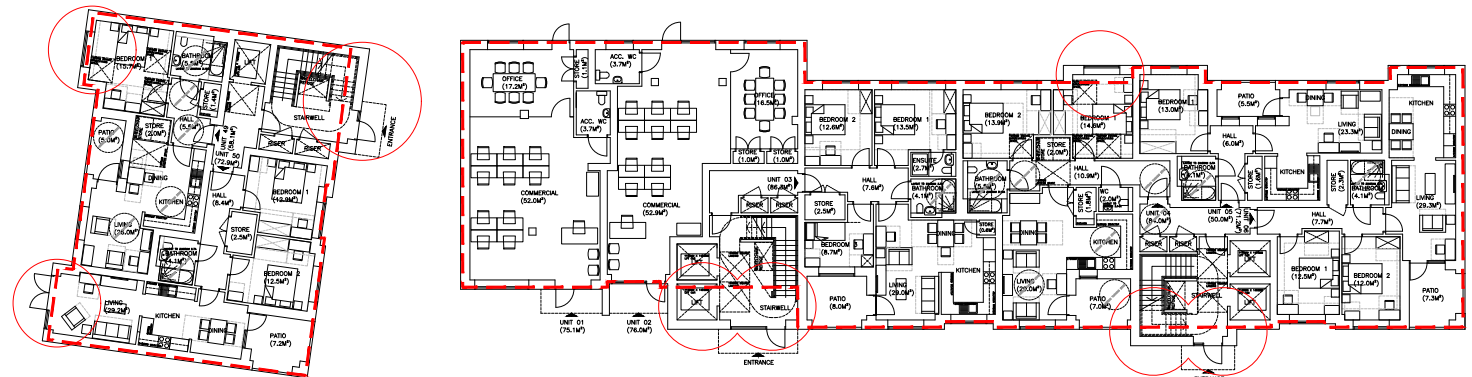
The site entrance will continue to be shared with Iceland in addition to two commercial units at ground floor level the 5, 7, 8 and 9 storey blocks increasing in height to the south respectively will provide for 58 residential units. These will be 26 x 1 bedroom units, 9 x 2 bedroom units and 23 x 3 bedroom units. The commercial units will comprise 150 sq m gross internal area and there will be cycle parking for 100 bikes.

Planning application  
18/05856/ful

## FIRST FLOOR PLAN



## GROUND FLOOR PLAN



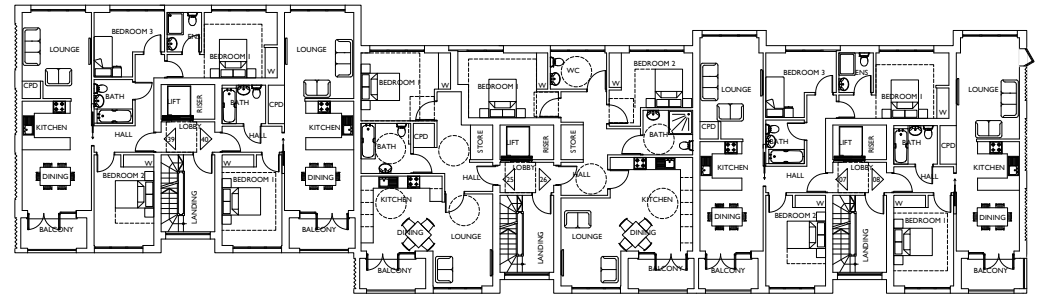
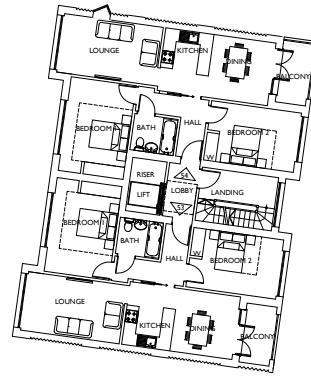
# Alternative Scheme

In light of changes to fire regulations and the need for additional staircases within buildings over 6 storeys, the proposed scheme has been sketched. This could potentially provide 48 units over 6 floors with only minor amendment to the consented footprint for the current scheme.

The proposal could offer 2 units for each of the 4 cores over 6 storeys, giving a total of 48 units. Each core has the potential to facilitate either 2 x 2 bed units or alternatively 1 x 1 bed unit and 1 x 3 bed unit giving a highly flexible design depending on individual requirements. Vendors would consider a subject to planning transaction based on the attached scheme.

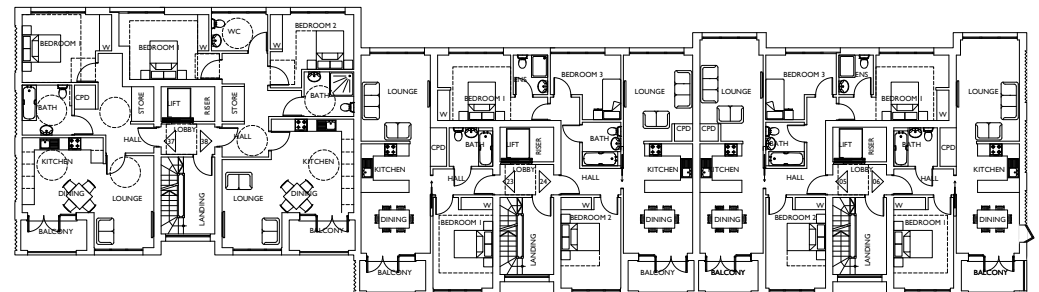
## FIRST FLOOR PLAN

Example floor plan showing 4 No 1 bed units and 4 No 3 bed units per floor



## GROUND FLOOR PLAN

Example floor plan showing 8 No 2 bed units per floor



# Method of sale

We are inviting offers for the freehold for the proposed scheme and subject to vacant possession on an informal tender basis in writing and to include the following information:

- Identity of proposed purchaser
- Purchase price
- Provide financial evidence of your ability to complete the purchase and track record
- Timescales for exchange of contracts and completion of sale
- State the name of your solicitor
- Any conditions or surveys that are required

## RATES

We have been verbally informed by the local authority that the premises have a rateable value of £38,000

## LEGAL COSTS

Each party to bear their own in this transaction.

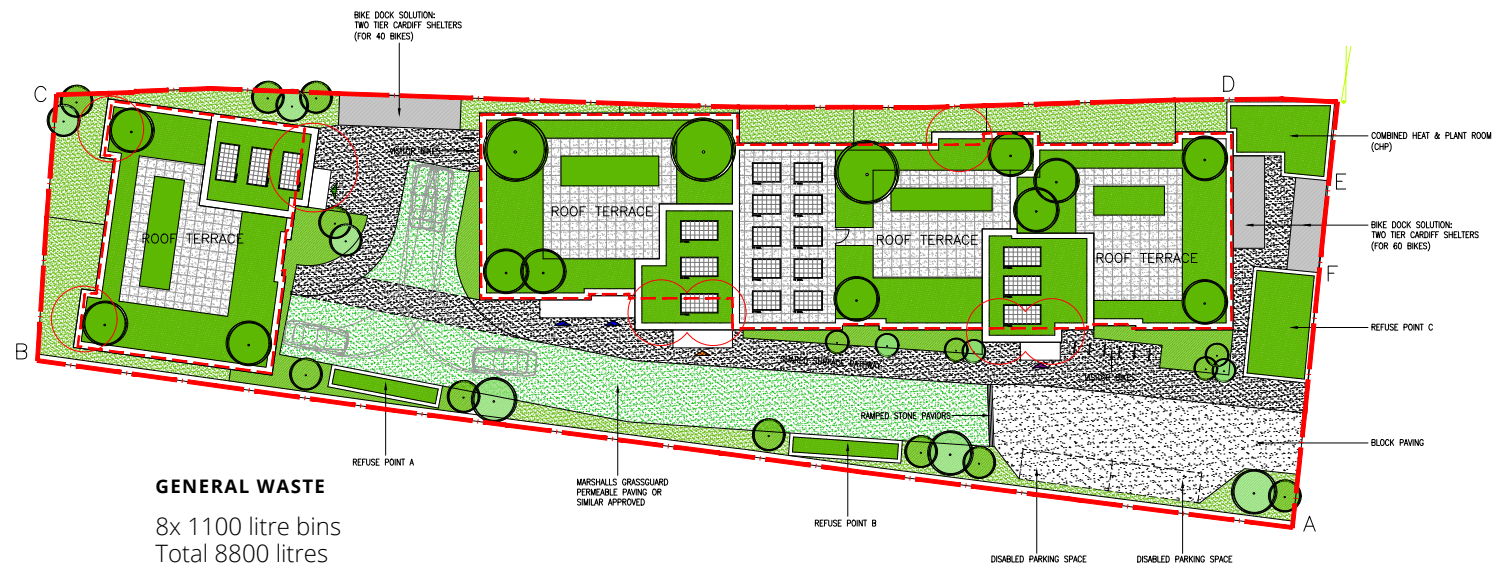
## EPC

An EPC will not need to be provided upon the grant of planning consent.

## VAT

The site is not elected for VAT.

## SITE PLAN



### SITE AREA

1954m<sup>2</sup> or 0.195 hectares

### DENSITY

297 DPH

### PARKING

2 No. designated disabled spaces

### CYCLES

3No Bike Dock Solutions, Two tier Cardiff Shelters, to accommodate 100 bicycles

### GENERAL WASTE

8x 1100 litre bins  
Total 8800 litres

### DRY RECYCLING

4x 1280 litre bins, 7x 360 litre bins  
Total 7640 litres

### FOOD RECYCLING

4x 240 litre bins  
Total 960 litres

### BOUNDARY TREATMENTS

- A-B Existing wall retained
- B-C New 1.8m high close boarded fence in front of security fence

- C-D New 1.8m high close boarded fence in front of security fence
- E-F New 1.8m high close boarded fence
- F New 1.8m high close boarded fence & gates

# Accommodation Schedule

## GREEN BLOCK

3 No. 1 B/2p Apartments @ 58.1 M<sup>2</sup>  
 3 No. 1 B/2p M4(3) Apartments @ 58.1 M<sup>2</sup>  
 6 No. 2b/ 4p Apartments @ 72.9m<sup>2</sup>  
 Roof Terrace Amenity Space @ 149m<sup>2</sup>

**12 NO. UNITS TOTAL**

## BLUE BLOCK

2 no. Commercial Units @  
 75.1 M<sup>2</sup> & 76.0m<sup>2</sup>  
 6 no. 1 B/2p Apartments @ 50.0m<sup>2</sup>  
 6 no. 3b/5p Apartments @ 86.5m<sup>2</sup>  
 Roof Terrace Amenity Space @ 155m<sup>2</sup>

**14 NO. UNITS TOTAL**

## ORANGE BLOCK

3 no. 2b/ 4p M4(3) Apartments @ 84.0m<sup>2</sup>  
 8 no. 3b/5p Apartments @ 86.3m<sup>2</sup>  
 5 no. 3b/5p Apartments @ 95.7m<sup>2</sup>  
 Roof Terrace Amenity Space @ 202m<sup>2</sup>

**16 NO. UNITS TOTAL**

## PURPLE BLOCK

3 no. 1b/2p Apartments @ 50.0m<sup>2</sup>  
 6 no. 1b/2p Apartments @ 53.2m<sup>2</sup>  
 6 no. 1b/2p Apartments @ 55.2m<sup>2</sup>  
 3 no. 2b/4p Apartments @ 71.2m<sup>2</sup>  
 Roof Terrace Amenity Space @ 127m<sup>2</sup>

**18 NO. UNITS TOTAL**





#### **WATTS HOLT**

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#### **VIEWINGS**

The site is visible from the road. Should any parties wish to undertake an internal viewing, these are strictly by appointment; please contact the selling agents to make an appointment.

#### **FURTHER INFORMATION**

Technical and legal documentation is available at  
<http://property.shw.co.uk/56BrigstockRoadCR7>

**WATTS | HOLT**  
COMMERCIAL AGENTS AND SURVEYORS

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