



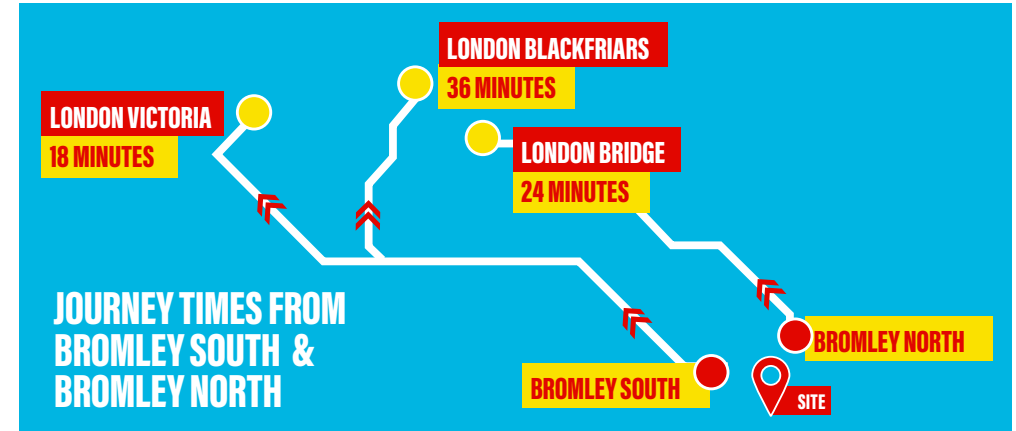
BROMLEY CIVIC CAMPUS, STOCKWELL CLOSE, BROMLEY, BR1 3UH
SIGNIFICANT 6.74 ACRE DEVELOPMENT OPPORTUNITY IN CENTRAL BROMLEY





OPPORTUNITY SUMMARY

- Rare opportunity to acquire a large allocated development opportunity in the heart of Bromley town centre
- Site extending circa **6.74 acres** (2.73 ha)
- Existing Civic Centre buildings including **Grade II Listed Palace** totalling 215,289 sq ft (20,001 sq m) GIA
- Overlooking approximately 3.5 acres (1.45ha) of parkland (urban open space)
- Circa 8-minute walk to Bromley South with a journey time to London Victoria in **18-minutes**
- More than **90%** of the schools in Bromley score Ofsted ratings of good or outstanding
- Significant development potential or campus for an owner occupier, subject to necessary consents
- **Freehold**, with Vacant Possession to be confirmed in due course (see Further Information for more detail)
- Offers invited on an **unconditional** basis



LOCATION

CAMPUS SITE LOCATED IN THE HEART OF BROMLEY TOWN CENTRE.

Bromley was recently crowned the best place to live in London by Homeviews, and is one of the greenest Boroughs in London, with over half the Borough comprising green space, parks, and gardens.

Bromley provides a wide array of shops and restaurants within the town centre, including The Glades shopping centre. The Glades, located opposite the site, offers over 653,000 sq ft of retail floorspace and is home to various national retailers including the Apple store, L'Occitane, Nike and Zara as well as restaurants such as Wagamama and Yo! Sushi.

The Mall shopping centre, Churchill Theatre, The Pavilion leisure centre and Waitrose supermarket are also closely situated within the town centre across Kentish Way.

Popular commuter location with excellent connectivity into Central London from both Bromley South and Bromley North stations.

Well-connected for both the A20 and A21 providing access to the M25 and national motorway network, as well as south east airports including London Gatwick (22 miles) and London Heathrow (23.7 miles). The nearest airport to site is London City Airport (9 miles).



NOT TO SCALE

LOCAL AREA GALLERY



THE GLADES SHOPPING CENTRE



CHURCH HOUSE GARDENS

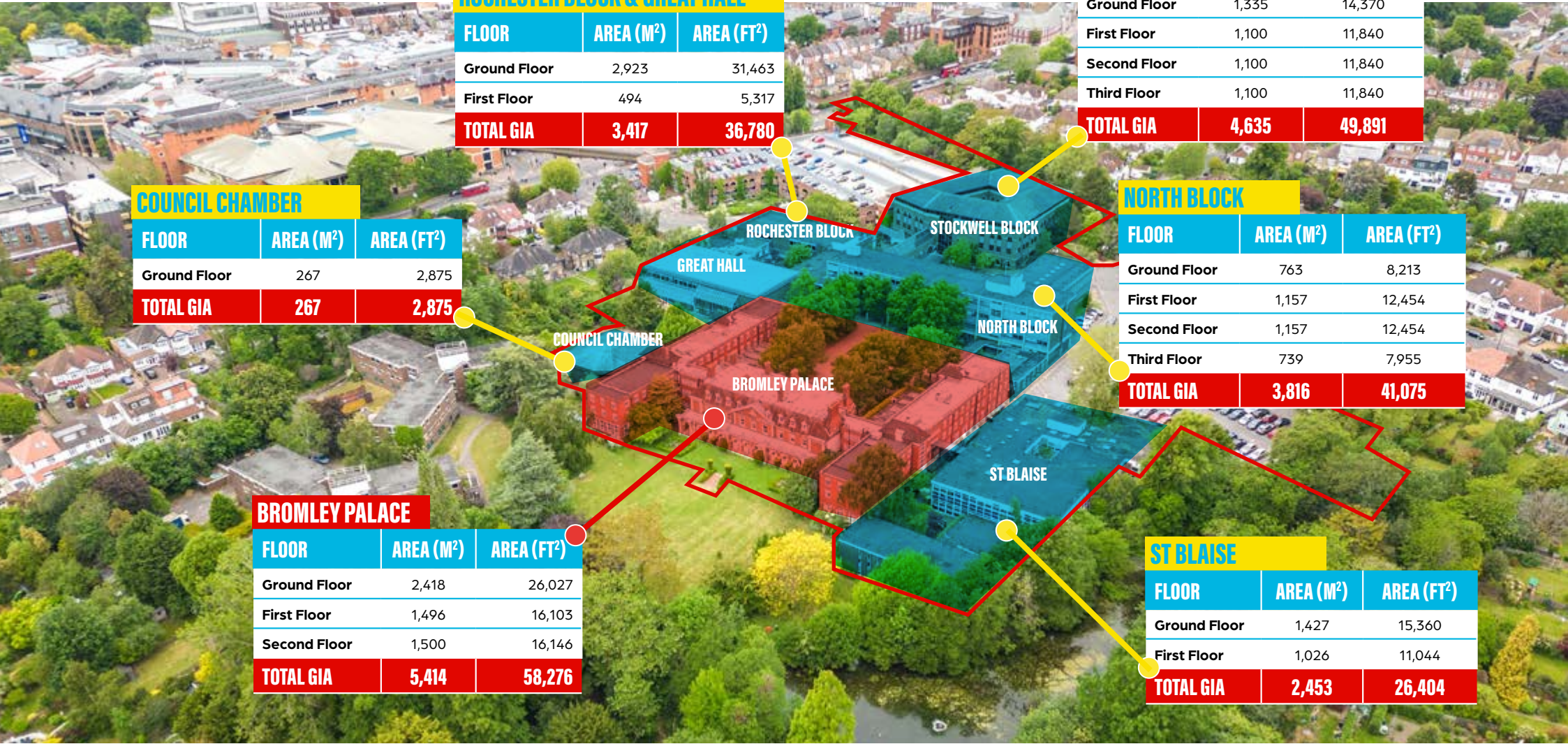


BROMLEY HIGH STREET



BROMLEY PARK

ACCOMMODATION



An accommodation schedule and measured surveys for the existing buildings can be found in the data room.

DESCRIPTION

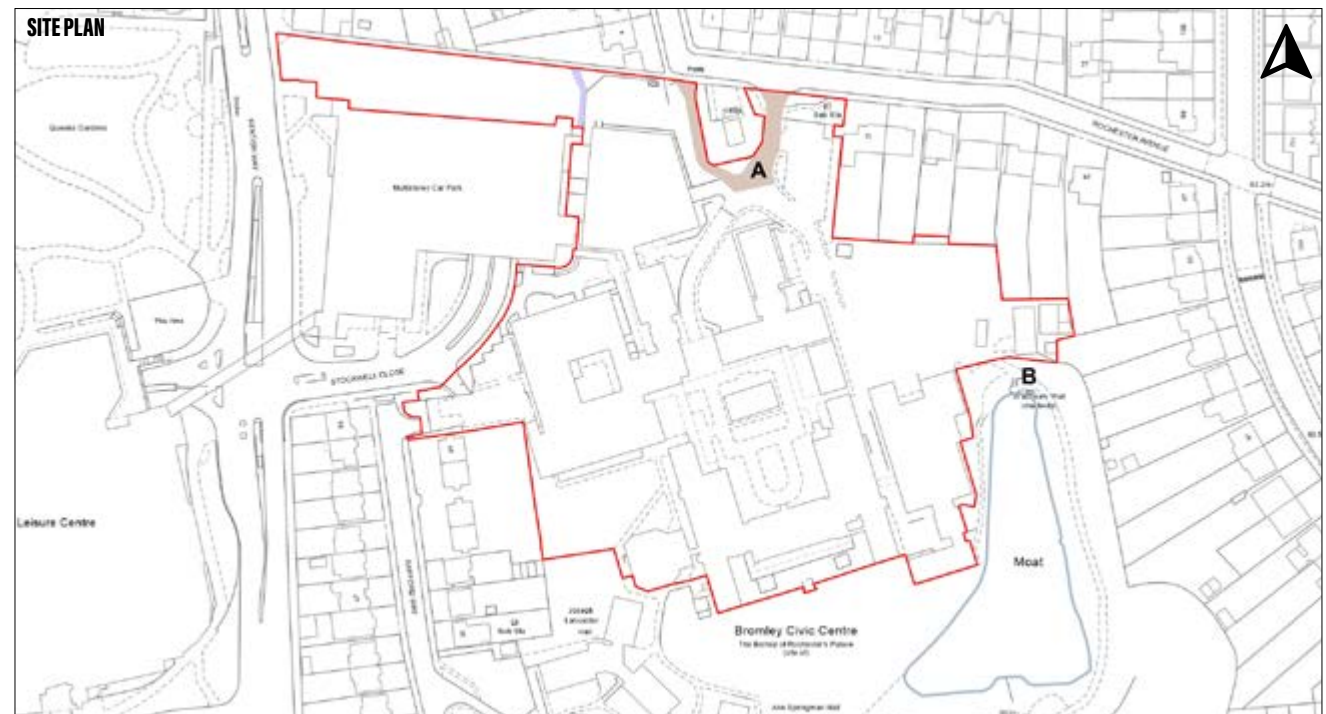
Site extending circa 6.74 acres (2.73 ha) / existing GIA of 20,002 sq m / 215,289 sq ft.

The civic campus comprises the Bromley Civic Centre (including London Borough of Bromley's civic offices), Bromley Palace and associated car parking.

The Bromley Civic Centre is made up of predominantly six main buildings (including Bromley Palace, the Stockwell Building, North Block, Rochester Block, Great Hall and St Blaise) inter-connected through various modern additions.

The civic campus is set within parkland and grouped around the Bromley Palace, a Grade II Listed manor house. The old palace overlooks a large area of the original parkland to the south, comprising lawns, a lake and belts of mature trees lining the parameter of the campus.

The area surrounding the site includes, green open space, the four-storey civic car park and residential housing. Approximately half of the frontage is to green open space.



NOT TO SCALE

SITE GALLERY



CIVIC CENTRE



BROMLEY PALACE PARK



BROMLEY PALACE



PALACE COURTYARD



BROMLEY PALACE PARK

ST MARK'S SQUARE

- Mixed-use scheme comprising 200 residential units
- 130-bed hotel, 9 screen multiplex cinema and various restaurants

PROVIDENT HOUSE

- Plot for sale in 122-126 High Street (Provident House)
- Planning permission for a part-refurbishment / part new-build development comprising 51 residential units, workspace and gym

66-70 HIGH STREET

- Detailed planning permission for 47 residential units

SOUTH STREET CAR PARK

- Acquired by Purelake for £6.75m in November 2021
- Sold with planning for 53 residential units / £127,358 per unit

PERIGON HEIGHTS

- Scheme by Purelake Group comprising 52 residential units (delivered as a rental product), 1,467 sqm office accommodation and associated community uses

PROSPECTS HOUSE

- Planning permission for 61 units
- Acquired for £6.1m in November 2021, equating to £100,000 per unit

SUBJECT SITE

KING'S HOUSE

- Purchased in January 2022 for £5.4m
- Prior approval for 26 units – change of use from use Class B1(a) office to Class C3 Residential

ONE WESTMORELAND ROAD

- Planning submitted in February 2023 for demolition and erection of 122 residential units, along with office and retail space
- London Land Group bought the site in January 2023 for £7.1m

Y BUILDINGS

- Sold for £10.5m in 2021.
- Prior Approval for change of use Class B1(a) office to Class C3 Residential to form 73 residential units

BROMLEY MARKET COMMENTARY

RESIDENTIAL

The Bromley residential market continues to perform strongly and offers itself as an attractive living and investment opportunity with a popular town centre, excellent transport links, substantial green space and highly regarded local schools.

Average house prices increased 5.1% over the past year, with the average price of a property in Bromley now standing at £504,7365. This rate of growth has outstripped the outer London average over the same period of 4.4% showing the appeal of Bromley for buyers (Land Registry).

Recent projects in Bromley include the mixed-use St Marks Square development by Bromley South station and Purelake's Perigon Heights Build to Rent scheme. Whilst future developments coming forward include Guinness Partnership's Prospects House which received planning permission for 61 units and another Purelake scheme at South Street Car Park with planning for 53 units, as well as Povident House which is currently understood to be available for purchase benefiting from planning consent for 51 units.

BROMLEY MARKET COMMENTARY

SENIOR LIVING

The demographic attributes of Bromley, including its affluence and demographic profile, make the location of interest to the senior living market. Within a 15-minute drive of Bromley there is a population of 370,000, of which nearly 60,000 (circa 16%) are over 65 (44% higher than the average London proportion). The surrounding area also has a significantly higher proportion of home ownership (65%) than the wider London average (47%) with a greater proportion of people within the highest social grade (AB). Bromley has a strong catchment of potential downsizers with the average price of a detached home in the local area standing at circa £1.2m.

There is a scarcity of good quality senior living accommodation in the local area, with the nearest new build senior housing schemes being Churchill's Orpington scheme and Birchgrove's rental scheme in Sidcup. Asking prices at Churchill's Orpington development start at £488,950 and £679,950 for 1-beds and 2-beds respectively, with rents in Birchgrove's scheme starting at £3,276 pcm for 1-beds and £3,500 pcm for 2-beds.

TO DISCUSS SENIOR LIVING FURTHER, PLEASE CONTACT:
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BROMLEY PALACE

Three-storey Grade II Listed manor house located within the centre of the campus. The old palace is broadly arranged as long, well-kept corridors with formal offices and reception rooms. The East and West Wings comprise more modern extensions to the palace providing various civic functions and further office accommodation. GIA includes the palace accommodation and both wings.

FLOOR	AREA (M ²)	AREA (FT ²)
Ground Floor	2,418	26,027
First Floor	1,496	16,103
Second Floor	1,500	16,146
TOTAL GIA	5,414	58,276





STOCKWELL BUILDING

Located to the north of the site, the property is an irregular shaped 1980s building of brick construction. The office accommodation is presented in good condition and is arranged over three upper storeys, with the majority of the ground floor comprising undercroft car parking.

FLOOR	AREA (M ²)	AREA (FT ²)
Ground Floor	1,335	14,370
First Floor	1,100	11,840
Second Floor	1,100	11,840
Third Floor	1,100	11,840
TOTAL GIA	4,635	49,891



NORTH BLOCK

Located towards the middle of the campus, the North Block is a 1970s/80s block arranged over the ground and three upper storeys. The majority of the ground floor comprises plant facilities, with office accommodation on the floors above. The office accommodation is presented in a relatively good state of repair and fronts onto the palace.

FLOOR	AREA (M²)	AREA (FT²)
Ground Floor	763	8,213
First Floor	1,157	12,454
Second Floor	1,157	12,454
Third Floor	739	7,955
TOTA GIA	3,816	41,075



ROCHESTER BLOCK

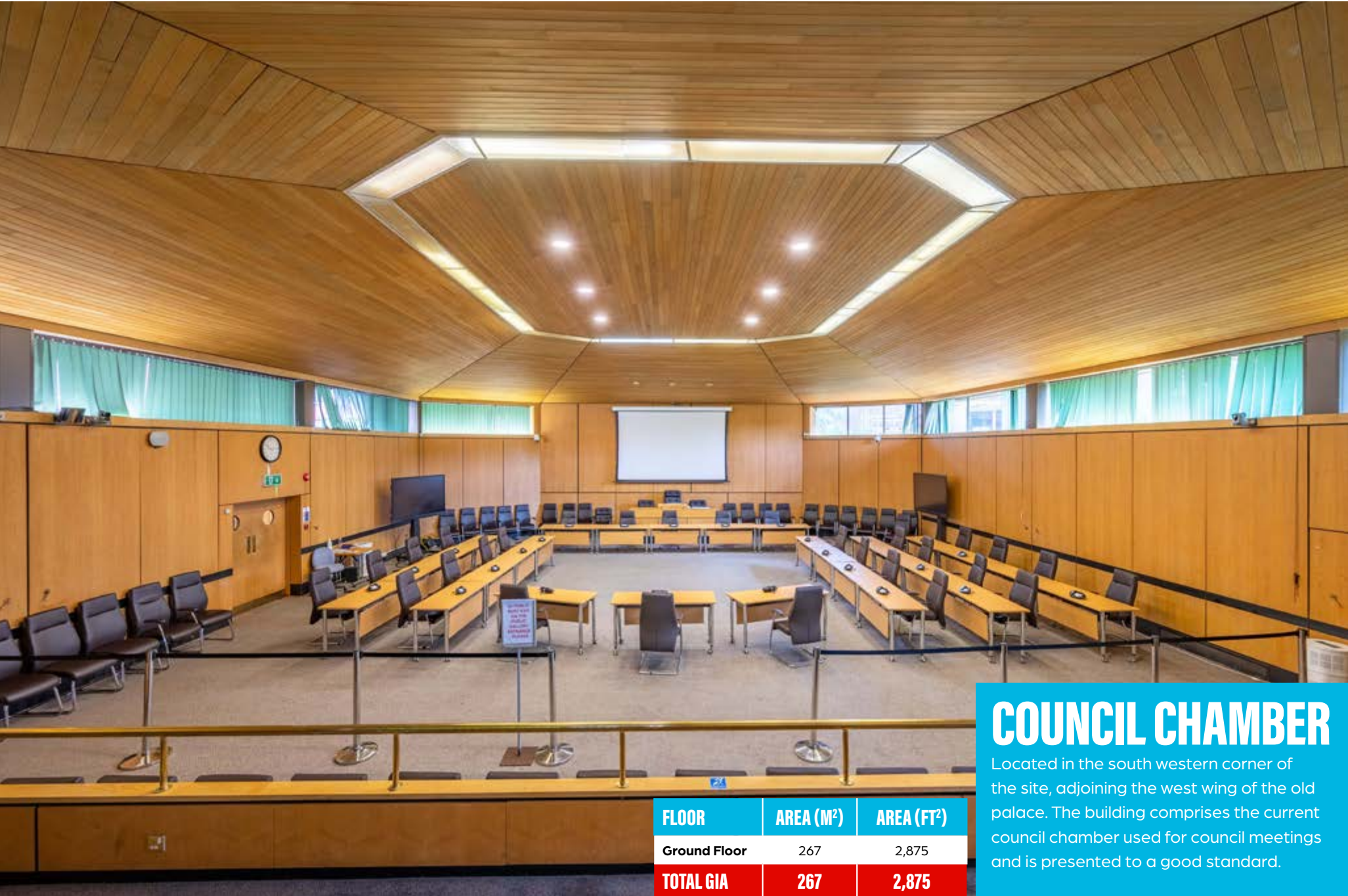
Situated off Stockwell Close, the Rochester Block comprises a two-storey 1980s building. The block is made up of offices, a bar and canteen facility and the former Adventure Kingdom children’s indoor soft play area. The accommodation is generally presented in average condition throughout, whilst the Adventure Kingdom is in a poor state of repair.

FLOOR	AREA (M²)	AREA (FT²)
Ground Floor	2,923	31,463
First Floor	494	5,317
TOTAL GIA	3,417	36,780



THE GREAT HALL

The Great Hall adjoins the Rochester Block and is situated to the north west of the Palace. The Great Hall comprises a large event hall in good condition with a bar and kitchen on the ground floor, as well as green rooms and changing facilities behind the stage. The Great Hall areas are included in the above Rochester Block table.



COUNCIL CHAMBER

Located in the south western corner of the site, adjoining the west wing of the old palace. The building comprises the current council chamber used for council meetings and is presented to a good standard.

FLOOR	AREA (M²)	AREA (FT²)
Ground Floor	267	2,875
TOTAL GIA	267	2,875





PARKING

There is surface level car parking in north easterly corner of the site by St Blaise, as well as under croft parking situated under the Stockwell Building totalling 155 spaces.

PLANNING OVERVIEW

A DETAILED PLANNING APPRAISAL CAN BE FOUND IN THE DATA ROOM. WE NOTE THE FOLLOWING KEY POINTS:

The site benefits from being allocated within The Local Plan to include residential development and is detailed in the Bromley Town Centre SPD Draft (2022). The Housing Site Allocation spans a wide area with the ambitions for each part of the allocation to include:

- **A** – Partial redevelopment of the northern section for civic centre facilities, offices and related activities and retention of North Block, the Stockwell Building and the multi-storey car park.
- **B** – Development of the central section for around 70 residential units, including the sensitive reuse of the Grade II listed Old Palace.
- **C** – Retention of the south-eastern section as a public park.

Given the Site is now being disposed of by the Council to enable the Site to come forward for development, several of the uses highlighted in the Site allocation e.g., retention of the existing civic centre facilities, have the potential to fall away following confirmation from the Council and the planning officers, and subject to those uses being consolidated and accommodated elsewhere.

Mixed-use development which comprises residential accommodation (including standard C3 accommodation, and/or an alternative residential product) with retail, leisure, other main town centre uses, educational and/or office floor space could be suitable for the Site. We would also consider there to be room for further enhanced development of the allocated site.

Given the nature of the site, and the wider site allocation and town centre ambition, any proposed development should consider a masterplan approach to ensure that the Site can be brought forward in unity with the surrounding area.

There is also an opportunity for increased connectivity of the Site to the Town Centre, and to the wider residential areas surrounding the Site. This could be achieved by creating a point of interest to attract users of the space, and also by an increase in greening on the Site and the integration of the proposals with the Bromley Palace Gardens.



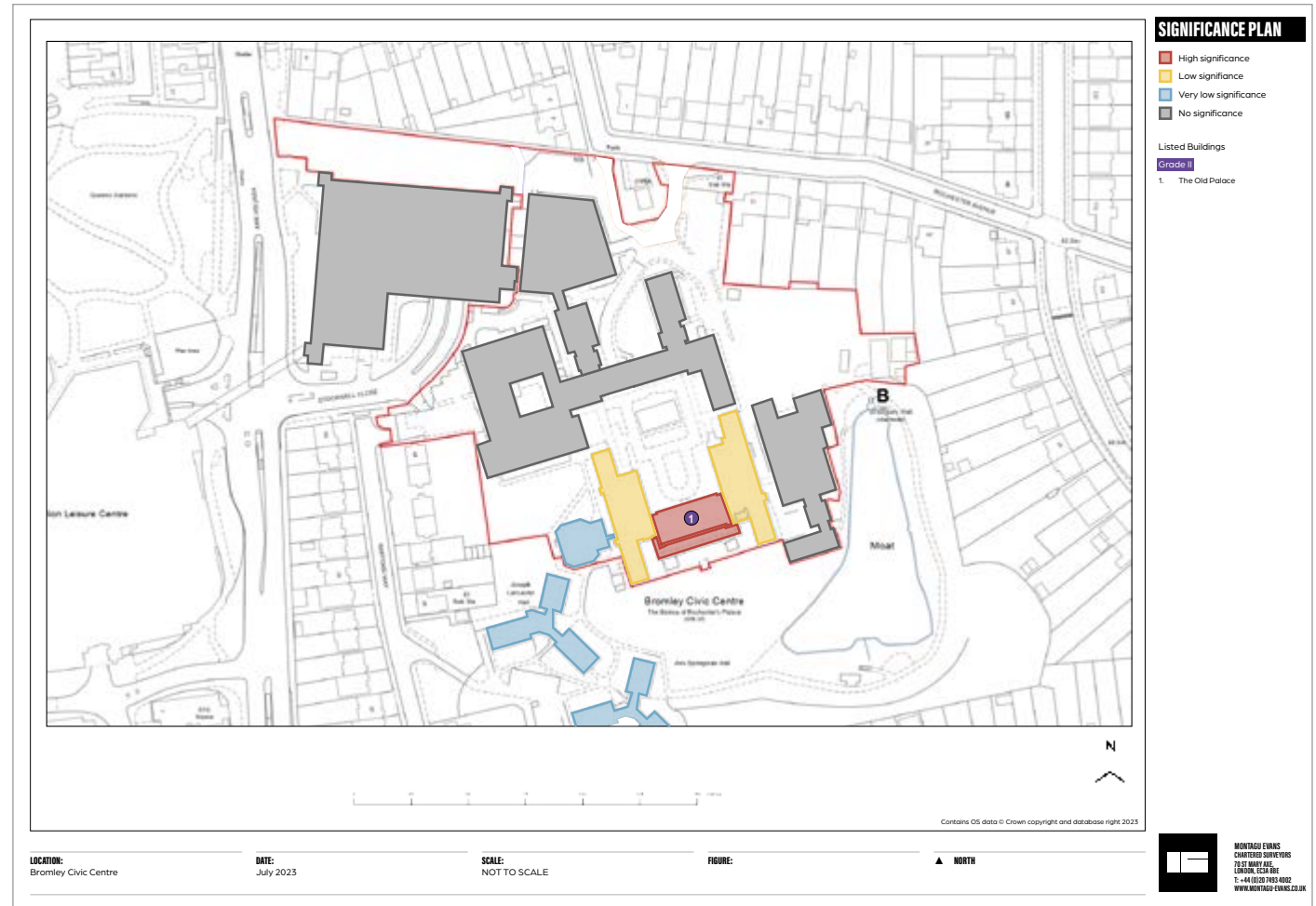
Disclaimer: The planning note is formed by Icenip Projects and is available in the dataroom. All purchasers are advised to undertake their own Due Diligence on Planning and Heritage matters. No reliance is provided on the information provided by Icenip Projects (Helen Allan, Associate at Icenip Projects 020 3640 8508 / hallan@icenipprojects.com) nor Montagu Evans.

PLANNING & HERITAGE

A DETAILED HERITAGE ASSESSMENT CAN BE FOUND IN THE DATA ROOM. WE NOTE THE FOLLOWING KEY POINTS:

The significance of the site lies in the historic interest of the old palace. Architecturally, the most significant element of the building is the 1775 core, as well as the alterations undertaken by architect Norman Shaw which are also of interest. That said, our assessment has identified that the 1935 eastern and western wings of the building are of low architectural interest, and similarly the subsequent 1960s and 1980s elements of the Site are considered to be of no architectural interest.

We would note that complete demolition of the building is very unlikely, but owing to the Site's subsequent uses, it has undergone substantial alteration which has detrimentally impacted its character and setting and so there is significant potential to improve the appearance of the site and better reveal the architectural interest of the old palace building.



Disclaimer: The heritage assessment is formed by Montagu Evans and is available in the dataroom. All purchasers are advised to undertake their own Due Diligence on planning and Heritage matters. No reliance is provided on the information provided by Montagu Evans.

FURTHER INFORMATION

VIEWINGS

Strictly by appointment only.

LEGAL

Please see the data room for all relevant legal information.

METHOD OF SALE

The Vendor is inviting offers for the freehold interest on an **unconditional** basis.

The site will be sold via an **Informal Tender** process.

The Vendor reserves the right not to accept the highest, or any offer received

VACANT POSSESSION

The Council will begin their decant in Q3 2023, with the date for Vacant Possession to be confirmed in due course, but with the earliest date being **September 2024**.

TENURE

Offers are invited for the **freehold** interest.

VAT

The buildings and land are **not** elected for VAT.

DATA ROOM

For further information on the site, interested parties will need to register to the online data room using the link below:

www.bromleycivicampus.com

BUSINESS RATES

2023 Rateable Value (RV): £1,550,000

2023/23 Rates Payable: £824,600



**TO DISCUSS RATING FURTHER,
PLEASE CONTACT:**
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ENQUIRIES

For all enquiries and further information please contact:



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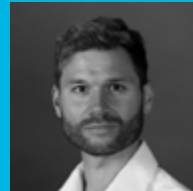
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