



# FREEHOLD FOR SALE

**CYPHERS INDOOR BOWLS CLUB, KINGS HALL ROAD, BECKENHAM, KENT, BR3 1LP**  
0.89 Acres (0.36 Hectares)

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## EXECUTIVE SUMMARY

Available for the first time since the 1920's, this freehold land and buildings offers potential for a range of uses subject to the grant of appropriate Local Authority consents.

- Former Indoor Bowls Centre and adjacent former outside bowling green.
- Extending to approximately 10,104 sq ft (939 sq m) GIA.
- Total site area is 0.89 acres (0.36 hectares).
- Well established and popular residential area.
- Shops and amenities within Beckenham town centre approximately 0.85 km.
- Kent House Station within 200 metres approximately.
- Adjacent to Cator Park.
- Unconditional offers invited for the freehold interest with vacant possession, subject to contract.
- Guide Price: £1,000,000 (One Million Pounds).
- Enhanced flexibility of use resulting from changes to the Use Classes Order effective 1 September 2020.



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## LOCATION

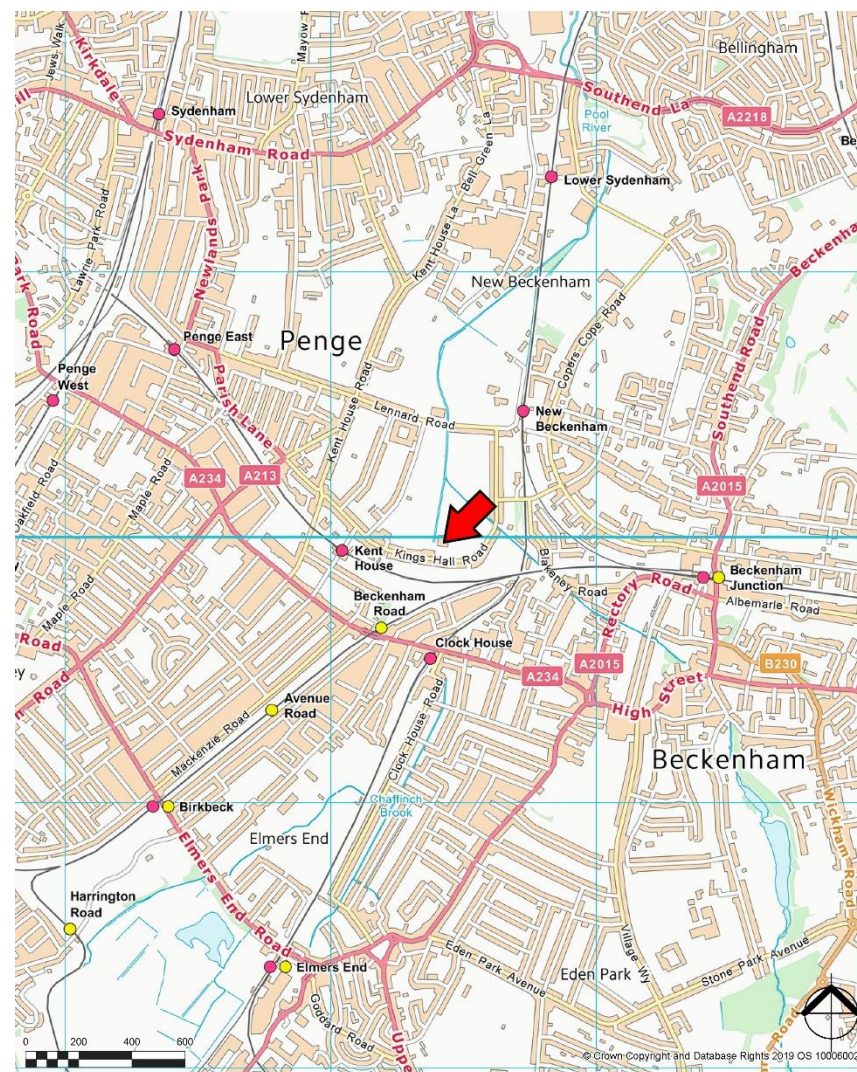
The property fronts the northern side of Kings Hall Road in Beckenham in the London Borough of Bromley.

The property is situated in a predominantly residential area characterised by a mix of family housing and flat developments of varying ages and types. It is situated adjacent to the former Cyphers Cricket Club Ground which was redeveloped approximately 10 years ago to provide 9 no. 4 and 5 bedroom houses set in the position of the former pavilion whilst retaining much of the open cricket ground to the front.

The property backs on to the open space of Cator Park to the north.

Local shops and amenities are within walking distance. Beckenham town centre, offering a fuller range of town centre shops and amenities, is approx. 0.85 km distant.

Rail services are accessible at Kent House (200 metres approximately) whilst Beckenham Junction (800 metres approximately) provides access to both overland rail services and also Croydon Tramlink services serving destinations including Croydon and Wimbledon.



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## DESCRIPTION

The property comprises a former indoor bowls centre which was reconstructed in 1955.

Internally the building is dominated by a large open plan indoor bowling green which is served by changing facilities, club bar and lounge, administrative office and kitchen. The accommodation is planned entirely at ground floor level.

Adjacent to the south of the building and fronting on to Kings Hall Road is a former outdoor bowling green.

Surface car parking is adjacent to the east of the building with a further private parking space situated within an open, surfaced area adjacent to the west of the building.

The property is currently accessed via a shared driveway running adjacent to the western flank elevation of the centre.

## ACCOMMODATION

The building has an overall gross internal area of 10,104 sq ft (939 sq m) approximately.

The site extends to 0.89 acres (0.36 hectares).



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## TOWN PLANNING

The property has been used as an indoor bowls centre since 1936.

Purchasers must make their own enquiries having regard to any proposed future use.

The site is currently designated as Metropolitan Open Land.

The former outside bowling green was the subject of a planning application for redevelopment to provide 4 dwellings which was refused at the time (ref. 15/05530/FULL1).

## EPC

The building has an Energy Performance Rating of C (70).

## TENURE

The property is held freehold under title number SGL526758.

## RATEABLE VALUE

The Valuation Office Agency describes the property as an “indoor bowling centre and premises” with a Rateable Value of £14,500.



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## VIEWING DATES

Viewings are to be held by appointment with the vendor's sole agent, SHW.

Viewings will be held in accordance with social distancing guidelines in effect at the time.

## GUIDE PRICE

Offers are invited on an unconditional basis in the region of **£1,000,000** for the freehold interest with vacant possession, subject to contract.

Offers must be made in writing and include the following information:

- Identity of the proposed purchaser;
- Purchase price and deposit structure;
- Provide financial evidence of your ability to complete the purchase with your track record;
- Proposed timescales for exchange of contracts and completion of sale;
- Solicitor details;
- No offer is to be calculable by reference to any other offer.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal and surveyors' costs.



## DATA ROOM

Find a link to our data room below which includes further information, such as title documentation:

<http://property.shw.co.uk/Microsites/MicrositeLogin.aspx?mFrom=695&micro=179>

## FURTHER INFORMATION

For further information or to arrange an appointment at the forthcoming block viewing please contact the sole agent SHW.

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