

BIGGIN HILL

LAND AT JUNCTION OF MAIN ROAD &
TEMPLE ROAD

LINAYS

COMMERCIAL

26A STATION SQUARE
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FREEHOLD FOR SALE– RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING

Location

Biggin Hill is situated within The London Borough of Bromley. The M25 motorway can be accessed via Junction 6 at Godstone, or Junction 5 at Sevenoaks. Mainline train services are available at nearby Oxted or Sevenoaks with direct services to London.

The site is situated at the junction of Temple Road and Main Road in a predominantly residential area and opposite the public library. Biggin Hill offers a range of shopping facilities including a Waitrose Supermarket plus professional offices and catering establishments.



South-West Side Elevation

Accommodation

(with approximate dimensions and floor areas)

The plot has an approximate area of 3,465 sq ft (322 sq m) with frontages to Main Road and Temple Hill.

Prospective purchasers should make their own enquiries and investigations as to the site boundaries and plot size.

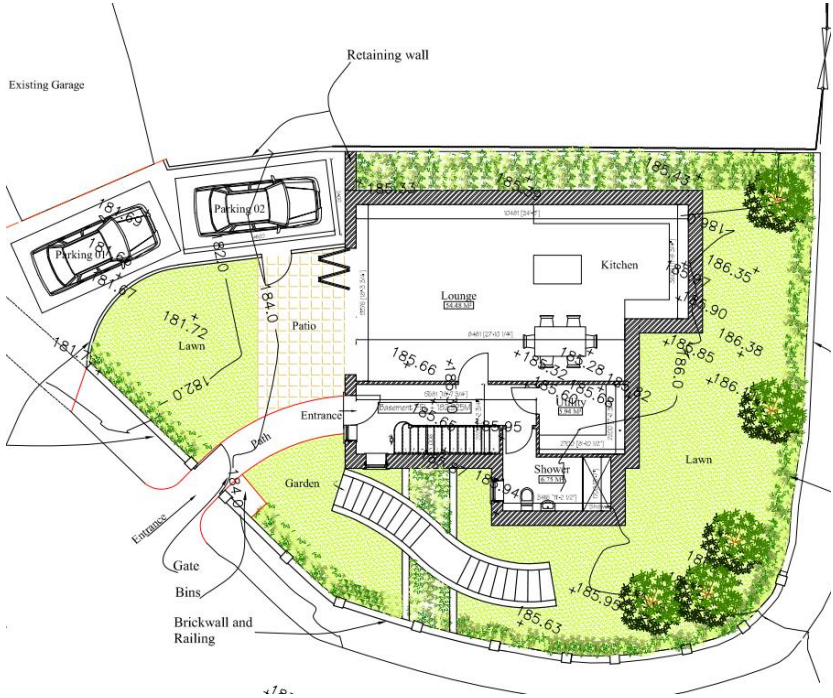
Description

Planning Permission has been granted under reference **20/02528/FULL1** by the London Borough of Bromley for the erection of a detached house.

The proposed ground floor comprises an open plan lounge, dining area, kitchen plus utility room and cloakroom/WC. The first floor comprises a study, 3 bedrooms (one with en-suite), plus family bathroom/WC.

Sale Price

Offers in excess of £200,000 (Two Hundred Thousand Pounds) for the benefit of our clients freehold interest.

Rating Assessment	Proposed Floor Plan
N/A	
<p>Legal Costs</p>	
<p>Each party to bear their own legal and professional costs in respect of this transaction.</p>	
<p>VAT</p>	
<p>We have been advised by our clients that VAT will NOT be payable upon the sale price under current legislation.</p>	
<p>Planning</p>	
<p>We provide below, a link to the London Borough of Bromley Planning Portal.</p> <p>Prospective purchasers should make their own planning and other enquiries with the local authority and utility companies etc.</p> <p>LINK TO PLANNING</p>	<p>Viewings</p>
<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1335 1235 1556" data-label="Image"> </div> <p>Adrian Tutchings commercialproperty@linays.co.uk</p>	

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property