

## Bromley

### Princes Plain Clinic, Princes Plain, Greater London BR2 8LD

- **A Freehold Detached Former Health Care Centre (D1 Use)**
- GIA extending to Approximately 292.38 sq m (3,146 sq ft)
- Parking Area to Front
- Site Area Approximately 0.093 Hectares (0.230 Acres)
- Possible potential for Change of Use or Redevelopment of Site, subject to obtaining all necessary consents
- **Council's response to Pre-Application Enquiry available relating to Change of Use to a Residential Scheme**

## Vacant Possession

ON THE INSTRUCTIONS OF  
NHS PROPERTY SERVICES



Property Services



NB. The plan is for identification only. © Crown Copyright, ES 100004106

### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Bevan Brittan (Ref: R Harrison).  
Tel: 0117 918 8500.  
Email: nhspsauctions@bevanbrittan.com

### VACANT – Freehold Building and Site



### Tenure

Freehold.

### Location

The property is located on the east side of Princes Plain, to the north of its junction with Church Lane. Local shops and amenities are available along nearby Bromley Common, with the further and more extensive facilities of Bromley town centre also being accessible to the north-west. Rail services run from both Bromley South and Petts Wood Stations, which are to the north-west and east respectively. Bromley Common (A21) is close by and provides access to both the M25 Motorway (Junction 4) to the south-east and towards Bromley town centre and the South Circular Road (A205) to the north. The open spaces of Bromley Common are also within easy reach.

### Description

The property comprises a former health centre (D1 Use) which is arranged over ground floor beneath a part pitched, part flat roof. There is a basement area. The property benefits from an area of off-street parking to the front and occupies an L-shaped, broadly level site extending to approximately 0.093 hectares (0.230 acres). The property may afford possible potential for either change of use or residential redevelopment, subject to obtaining all necessary consents.

### Accommodation

**Ground Floor** – Reception Area, Waiting Room, Clinical Rooms, Offices, WCs

**GIA Approximately 275.82 sq m (2,964 sq ft)**

**Basement** – Plant Room

**GIA Approximately 16.96 sq m (183 sq ft)**

**Total Gross Internal Area Approximately 292.28 sq m (3,148 sq ft)**

### Planning

Local Planning Authority: Bromley Council.

Tel: 0208 313 4956.

The property may afford possible potential for either change of use or residential redevelopment of site, subject to obtaining all necessary consents.

A copy of the Council's response to a Pre-Application enquiry is available for inspection within the legal pack, in which it is confirmed that although they would not support the proposed scheme, they were not opposed to the principle of Change of Use to residential.

### VAT

VAT is not applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.