



Land To Rear Of, 13 Station Approach, Hayes, Bromley, BR2 7EQ.

Guide Price **£130,000**

The Approval:

Planning permission has been granted for the construction of a new single-storey, split-level, two-bedroom detached dwelling located to the rear of the existing commercial premises.

The approved scheme includes:

A new single-storey, two-bedroom detached dwelling on a plot to the rear of an operating dental practice.

An extension to the rear of the existing dental practice to improve staff facilities and create additional workspace.

To facilitate the development, the existing detached garage (currently used for storage) and the disused loading ramp will be demolished.

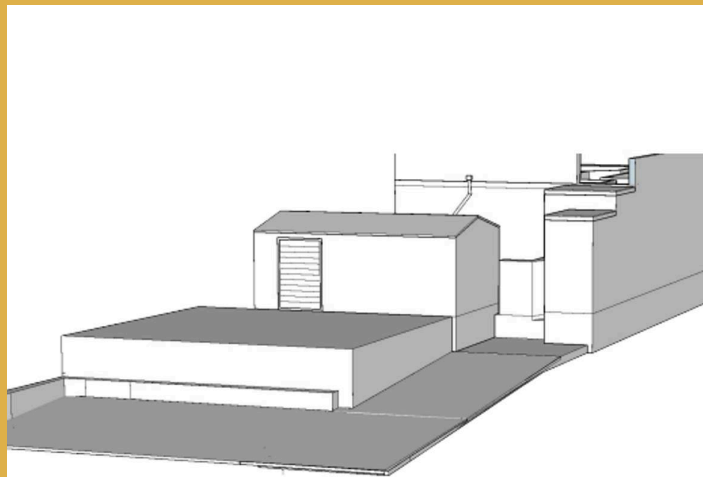
The rear extension to the dental practice (approx. 21 sqm) will be completed at the seller's expense, with a preferred arrangement that the purchaser undertakes the build. Completion is required by or before May 2026.

The Site

Accessed via a service road

Total site area: approximately 225 sqm

Currently unused and suitable for redevelopment



EXISTING REAR PERSPECTIVE VIEW



PROPOSED REAR PERSPECTIVE VIEW

Additional Information:

The seller would like the extension to the dental surgery to be built by the purchaser at the sellers cost. (They have a build quote as an initial discussion point)

Party Wall Agreements: Already in place

Conditions: Seller confirms **ALL** Lifted

Utility Connections: Established for purchaser to pursue

Size and GDV:

The new two-bedroom dwelling will be approximately 62 square metres, with a Gross Development Value (GDV) in the region of £400,000.

The anticipated rental income is up to £1,700 per calendar month.

Access:

The site is accessed via Pickhurst Lane, located to the left of the Esso petrol station.

Tenure: Title to be split during the transaction

CIL: Seller confirms £10,800

VAT: Seller confirms not applicable

Rights Of Way Or Easements: The seller confirms there are no restrictions of right of way or to the access road to the plot.

Viewings: Strictly by appointment only

The Information provided by Allen Heritage Limited has been given in good faith however, all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

Location:

The site is situated in the heart of Hayes, a suburban area in the London Borough of Bromley. This location offers a blend of retail shops, convenient transport links, and local amenities, making it a bustling hub for residents.

Local shops and amenities include Sainsburys Local, an array of pubs, specialty retail stores, dental surgery and chemist.

Hayes railway station is conveniently located on Station Approach. It serves as the terminus for the Hayes line, operated by Southeastern. Regular services run to London Charing Cross, providing direct access to central London.

The area is well-served by several Transport for London bus routes.

There are several parks and recreational areas nearby, such as Hayes Common and Husseywell Park, offering green spaces for leisure and outdoor activities.

Documents added to email:

Approval & Conditions

Planning Statement

Local Comparable's for GDV

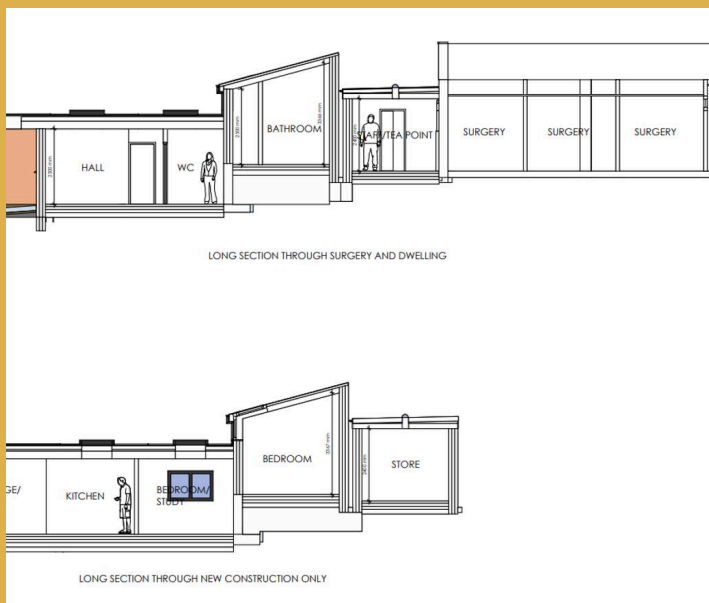
Images of Internal Rooms proposed.

Proposed Floor Plans

Copy of S106 can be provided upon request



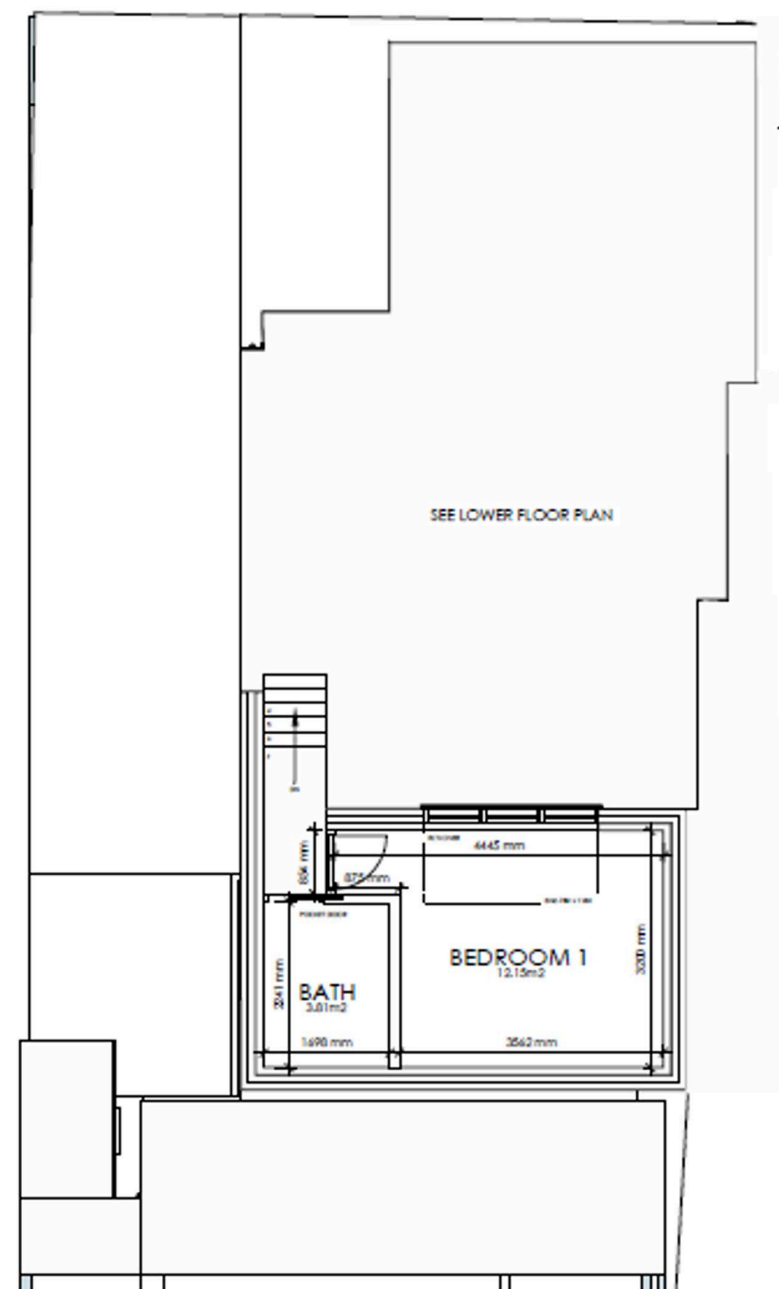
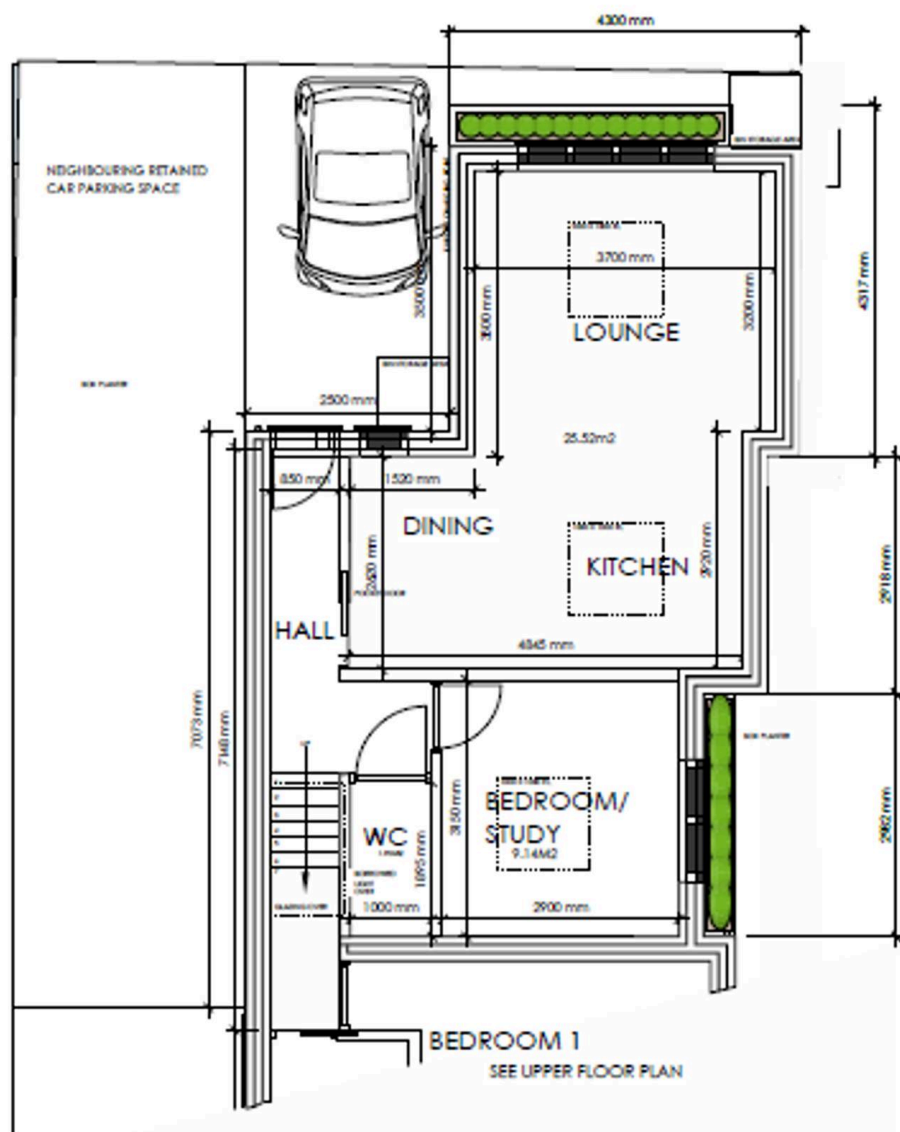
View of rear dental surgery and new dwelling



Sections



Access



PROPOSED FLOOR PLAN DWELLING UPPER LEVEL