

DEVELOPMENT OPPORTUNITY

LAND *at*  
SOUTHEND ROAD

BECKENHAM, LONDON BR3 1SJ

RAPLEYS



# EXECUTIVE SUMMARY

Opportunity to acquire a residential development site in a prime location in Beckenham, South-East London by way of a share transfer in Country and Capital Developments Ltd.

- Freehold development site extending to 0.23 hectares (0.58 acres)
- Cleared site with good road frontage surrounded by residential
- Indicative scheme for 22 units following discussions with the London Borough of Bromley
- Located to the north of Beckenham, 0.8 miles from the High Street
- Beckenham Junction and New Beckenham Railway Stations, each 0.6 miles away, provide fast communications to London Victoria, London Charing Cross and London Blackfriars
- Offers for the freehold interest on a primarily unconditional basis however, subject to planning offers will be considered
- The prospective purchaser will be required to acquire the property by way of a share transfer in Country and Capital Developments Ltd

# LOCATION



Beckenham is a well-established suburban location in south-east London. The area has a leafy, residential character and a strong sense of community, appealing to families and professionals alike. Its high street offers a mix of independent boutiques, cafés, restaurants, and everyday amenities.

The town centre is complemented by a variety of leisure and lifestyle offerings, including gyms, bars, and cultural venues. This provision supports a high quality of life and contributes to Beckenham's popularity as a residential destination.

The area benefits from an abundance of green open spaces, most notably Beckenham Place Park, which provides extensive parkland, woodland, and recreational facilities, encouraging an active outdoor lifestyle, adding to the area's overall appeal.

# ACCESS AND CONNECTIVITY



## RAIL

The site benefits from excellent railway connectivity. Beckenham Junction Railway Station (0.6 miles to the south) and New Beckenham Railway Station (0.6 miles to the west) offer frequent direct services into London Charing Cross, London Blackfriars and London Victoria. The fastest service to London Victoria is 24 minutes.



## TRAM

Tram services operate from Beckenham Junction Railway Station towards Croydon, Wimbledon as well as connecting into the wider tram network.



## AIR

London Gatwick Airport is a 55 minute drive to the south, providing national and international flights.



## ROAD

The site has easy access to the A205, a 10 minute drive to the north, connecting it to the A20 and the wider road network.



## BUS

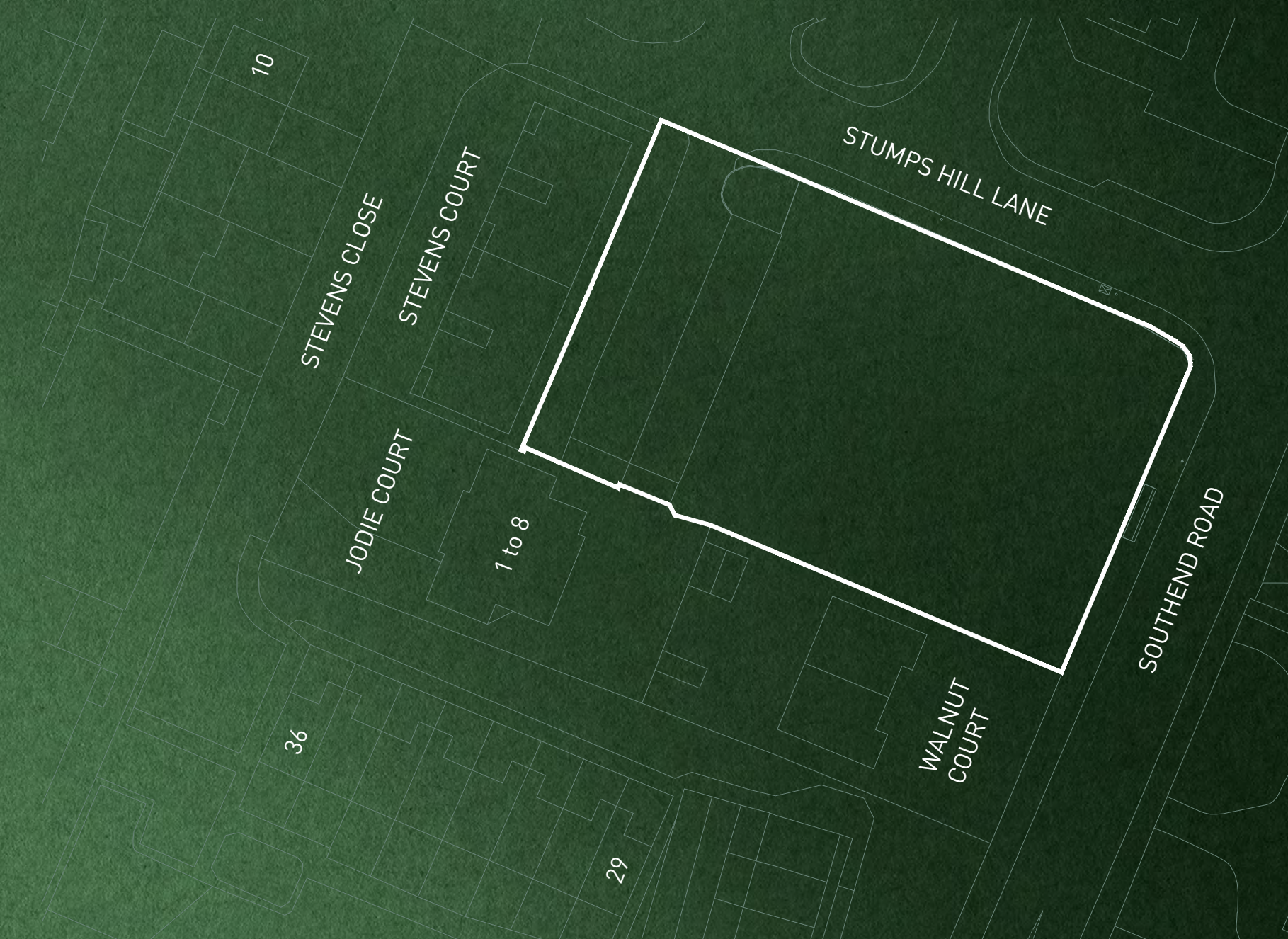
Stumps Hill Lane bus stop is located directly outside the site served by the Route 54 with regular services to Woolwich to the north-east and Elmers End to the south-west.

# SITE DESCRIPTION

The site is approximately 0.23 hectares (0.58 acres) in size and is rectangular in shape. The site has been cleared and is hoarded around the boundary.

Situated to the north of Beckenham, the site is surrounded on all sides by residential accommodation. Stumps Hill Lane runs along the northern boundary and Southend Road along the eastern boundary.

The topography of the site rises from west to east. A topographical survey is available in the dataroom.



# PLANNING CONTEXT

An outline planning application (Ref: DC/23/04589/OUT) was submitted on 30 November 2023 for the construction of a residential development comprising 26 apartments. The scheme included 21 one-bedroom units, 4 two-bedroom units, and 1 three-bedroom unit, alongside associated parking and landscaping. The application sought approval for access, appearance, landscaping, and scale.

The proposal was refused; however, since then, discussions with planning officers have been positive and encouraging. The original concerns related to the impact on existing trees, as well as

the height, design, scale and massing of the development, and the level of car parking provision. Taking this feedback into account, the scheme has been carefully reviewed and updated to address and resolve these issues.

In response, a revised scheme has been developed, reducing the total number of units to 22. The updated design prioritises the retention of trees and their root protection zones, particularly to the north and east of the site. Additional changes include the removal of the play area and a reduction in car parking provision to two spaces.



## TITLE

The freehold site is held under titles SGL475649, SGL629509, SGL159359 and SGL159304.

Further title information is contained in the dataroom.

## FURTHER INFORMATION

A full dataroom containing detailed planning, technical and legal information is available on request

## VIEWINGS

Strictly by appointment with Rapleys. Viewing days will be arranged and communicated to interested parties during the marketing period.

## METHOD OF SALE

Offers are invited for the freehold interest on an unconditional basis with subject to planning offers also being considered.

## VAT

Bidders are to assume VAT is payable on the acquisition costs.

## OFFERS

All submissions should include the following information:

- Anticipated timeframe of Exchange and Completion
- Confirmation of deposit amount/percentage
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Confirmation of funding proposals and any third-party approvals required, please provide proof of funds
- Provide details of any elements of conditionality within the proposal or any assumptions made
- Provide details of the solicitors who will be acting on your behalf in this transactions.
- Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is noon on 4th June 2026 and offers should be submitted by email to Sam Graham and Serena Esses.
- The property is owned by Country and Capital Developments Ltd, a dedicated special purpose vehicle established to advance and promote the site. The opportunity is offered through the acquisition of shares in Country and Capital Developments Ltd, providing full control of the asset. Please note, the property is not available for purchase via a direct land sale.

## CONTACTS



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## RAPLEYS

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