



PROPERTY DESCRIPTION & CURRENT CONDITION IMAGES





First Floor, 53-54 Swanley Centre, Swanley, Kent, BR8 7TQ

Vacant- First Floor Office Space with Planning Permission

Leasehold - Held on a lease for a term of 125 years from 25.02.2025 with a peppercorn ground rent.

Key Features

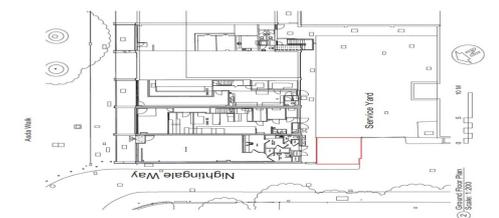
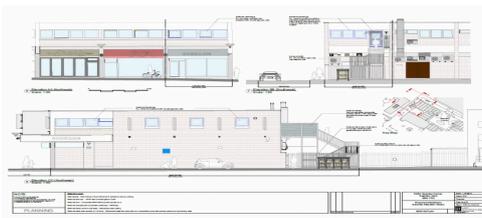
- Planning Permission Granted for Conversion into Two x 1 Bedroom Flats (C3 Use)
- Swanley Rail Station is within walking distance
- Swanley Park is nearby
- Local shops and amenities are available within Swanley town centre
- Swanley Rail Station is approximately 0.4 miles away, offering direct services to London's Victoria and London Bridge stations
- The A20 is easily accessible, providing a connection to the M25 and M20 motorways

[**Video Tour**](#)

[**Read More**](#)

Swanley Video Tour

PROPOSED & EXISTING DRAWINGS



PROPOSED & EXISTING PLANS

<u>Proposed First Floor Plans -200819(PL)45- CLOPUD Application</u>	<u>Existing First Floor Plan, 200819(PL)41</u>
<u>Proposed External Landing & Staircase 200819(PL)43</u>	<u>Existing First Floor Plan</u>
<u>SITE LOCATION & BLOCK LAYOUT - 200819(PL)40</u>	<u>Existing Ground Floor Plan</u>

PROPOSED & EXISTING ELEVATIONS

<u>Proposed Elevations - Landing & Stairs (External Alteration Works)-200819(PL)44</u>	<u>Existing Elevations - 200819(PL)42-</u>
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SURVEYS & REPORTS



Development GDV 26 APRIL 2025

Postcode: BR8 7TQ GIA 92.7sqm Finish quality: premium 1-bed Flats: 2

SALE VALUATION

£463,750

+/- £35,000

RENTAL VALUATION

£2,643pm

In the last 18 months the average sold €/sqm in a 0.27mi radius was £5,003/sqm:



Noise impact assessment to a proposed residential development

Unit 53, First Floor, Swanley Shopping Centre, Swanley BR8 7TQ



Client: Sheet Anchor Evolve (London) Limited

Report Reference: 221203-R001A

Date: 17th March 2023



First Floor, 53/54, Swanley Centre, Swanley, Kent, BR8 7TQ

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



- Contaminated Land Liability**
Passed
- Flooding**
Negligible

Site plan



Further guidance

- Ground Stability**
Not identified
- Radon**
Passed
- Planning Constraints**
Not identified

Screenings

- Energy**
Identified [page 4 >](#)
- Transportation**
Identified [page 5 >](#)
- Planning Applications**
Identified [page 6 >](#)

Full assessments of the above screenings are available in our Homebuyers report. Please contact Groundsure or your search provider for further details.



SiteSolutions Highways

Section 1: Roads	
Section 1A: Privately Maintained Roads	IDENTIFIED
Section 1B: Privately Maintained Footpaths	IDENTIFIED
Section 1C: Privately Maintained Verges	NOT IDENTIFIED
Section 1D: Traffic Schemes and Orders	NOT IDENTIFIED
Section 2: Roadworks	
Section 2A: Traffic Alerts	IDENTIFIED
Section 3: Rights of Access	
Section 3A: Existing Rights of Way	
Section 3B: Proposed or Amended Rights of Way	NOT IDENTIFIED

This report is issued for the site described as:
First Floor 53/54
Swanley Centre
Swanley
Kent
BR8 7TQ

Report Reference: 553356683_1_1

National Grid Reference: 553306 566670

Customer Reference: 089526_HWS

Report Date: 22 July 2024

CONTACT DETAILS

If you require assistance please contact our customer service

TOWN AND COUNTRY PLANNING ACT 1990

**Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)**

Grant of planning permission

Site : First Floor Above Ladbrokes 53 Swanley Centre London Road
Swanley Kent BR8 7TQ
Development : Conversion of vacant first floor space above Unit 53 of the
Swanley Centre into 2no. 1-bedroom flats (C3 use)

Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development,

SUBJECT TO THE CONDITIONS set out below:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: PL40, PL43, PL44, PL45.

For the avoidance of doubt and in the interests of proper planning.

- 3) Notwithstanding the Noise Impact Assessment submitted, no development shall take place until a scheme for protecting the proposed dwelling(s) from noise has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details before any permitted dwelling is occupied unless an alternative period is first agreed in writing by the local planning authority.

To ensure the occupiers of the development are not unduly affected by noise disturbance in accordance with Policy EN2 of the Sevenoaks Allocations and Chief Executive: Dr. Fay Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

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[NOISE IMPACT ASSESSMENT-221203-R001A \(17MARCH23\)](#)

[Groundsure Site Survey - Homescreen Environmental Report](#)

[SiteSolutions Highways Report-Argyll environmental-22jul24](#)

[PLANNING DECISION NOTICE-23/01002/FUL](#)

[DEVELOPMENT GDV VALUATION BY SLEEK \(26APRIL25\)](#)

[Planning App Council-23/01002/FUL](#)

Acquisition Cost



Purchase Price	£135,000
Stamp Duty	£6,750
Agent's Fee (1.5%+vat)	£2,000
Legal & Misc	£2,000
Total Acquisition Cost	£145,750

Cash Invested



Acquisition Costs at Purchase	£145,750
Professionals / B.R / Structural / Interior design etc	£9,250
Development Loan: Legal + QS + MS	£5,000
Total	£160,000

Profit



Profit (Estimated)		
GDV (Sale Price)		£450,000
Interest on £150k development loan for 12m	£21,000	
Sales Agent + Legal (2%)	£9,000	
Acquisition costs	£145,750	
Development Costs	£140,000	
Total Costs:		£315,250
Profit		£134,250

Return on Investment



ROI (Estimated)	
Cash Invested	£160,000
Profit Earned	£134,250
Profit for JV Partner @ £80k investment	£33,565
Total ROI	84%
ROI for JV Partner @ £80k investment	42%

Gross development Valuation / APPRAISAL



Units Type (Flats)	Number of Units
One Bed (1person)	2
Total Units	2

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Gross Development Value (Collective)

Units	Level	Description	NIA m2	NIA Sqf	Value
	First	One Bed (1person)	44.0	473.61	£231,000
	First	One Bed (1person)	41.7	448.85	£219,000
	First	Communal Area	7.0	75.25	
	Ground	Landing & Stairs Communal	20.0	215	
Subtotal			114.7	1231	
Total		Saleable area @ £5,250 /m2	85.7	922.46	£450,000

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Gross Rental Value (Collective)				
Units	Level	Description	sqm	Value
	First	One Bed (1person)	44.0	£18,600
	First	One Bed (1person)	41.7	£17,400
Total:	@ 8.0% Yield			£36,000

DEVELOPMENT Costs (Estimates)



Item	Description	Amount £	Total
Legals		£3,000	
Professionals / Architect	10% of Construction Cost	£13,000	
Conversion	92.7 m2 @ £1,400	£130,000	
Insurances	0.5% of Construction costs	£3,000	
CIL		£0	
Contingency	10% of Construction Cost	£13,000	
Subtotal			£162,000
Finance Cost	15% @ 1% per month for £150k	£24,300	
Total			£186,300

Development Plan & Progress

[**DEVELOPMENT COST BUDGET \(EXCEL\)**](#)

[**SCHEDULE OF WORK 2X 1 BED FLAT 15APR25
\(EXCEL\)**](#)

[**DEVELOPMENT COST BUDGET \(PDF\)**](#)

[**SCHEDULE OF WORK 2X 1 BED FLAT 15APR25
\(PDF\)**](#)

Legals

Title:

[Special Conditions updated 10Apr25](#)

[Community Infrastructure Levy \(CIL\) - Liability Notice-15JUN23](#)

[Official Copy-Title Plan: TT62971 Issued 27AUG2024](#)

[Official Copy - Register-TT62971](#)

[COMPLETED DOV for Laddbrokes, 53 Swanley LL signed _03 02 2023](#)

[TT62971 - Official Copy - Title Plan](#)

[Official Local Authority Search](#)

[Land Registry, SIMR Result 23Jul24](#)

[TT119723 - Freeholder, Official Copy \(Register\)](#)

[Lease Unit 54 Redacted 25Feb25](#)

[Local Land Charges \(LLC\), swanley centrec, 19Jun24](#)

[TT119723 - Freeholder, Official Copy \(Plan\)](#)

[Official Copy - Lease, 54 Swanley Centre](#)

PLANNING CONDITIONS

No.	Summary	Specialist Consultant	Fee	Status				
1.	Permission expires on 9 june 2026	CBC - Complete Building Control	TBA	Notice to be served to council				
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and details:</p> <table border="1" data-bbox="97 902 1086 1099"> <tr> <td data-bbox="97 902 595 999"><u>PL40-SITE LOCATION & BLOCK LAYOUT</u></td> <td data-bbox="595 902 1086 999"><u>PL44-PROPOSED EXTERNAL ALTERATION WORKS</u></td> </tr> <tr> <td data-bbox="97 999 595 1099"><u>PL43-EXTERNAL ALTERNATION WORKS</u></td> <td data-bbox="595 999 1086 1099"><u>PL45-CLOPUD Application</u></td> </tr> </table>	<u>PL40-SITE LOCATION & BLOCK LAYOUT</u>	<u>PL44-PROPOSED EXTERNAL ALTERATION WORKS</u>	<u>PL43-EXTERNAL ALTERNATION WORKS</u>	<u>PL45-CLOPUD Application</u>			
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3.	<p>Notwithstanding the Noise Impact Assessment submitted, no development shall take place until a scheme for protecting the proposed dwelling(s) from noise has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details before any permitted dwelling is occupied unless an alternative period is first agreed in writing by the local planning authority.</p> <p>To ensure the occupiers of the development are not unduly affected by noise disturbance in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.</p>							

4.

Following implementation of the recommended noise mitigation measures and prior to first occupation of any of the dwellings, a **verification report to include sound testing** shall be submitted for approval to the local planning authority to demonstrate that the internal amenity area noise levels as detailed in the report prepared by ACA acoustics (Report Reference: 221203-R001A) have been satisfactorily achieved. To ensure the occupiers of the development are not unduly affected by noise disturbance in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

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Disclaimer

Valuations & Appraisals by Sleek are strictly estimates only and you should use them on that basis. The valuation Model analyses prices for equivalent properties sold or sold in the area. These properties may differ in ways that we do not or cannot consider. Valuations are subjective and based on market forces, which may change. Valuations must not be used for property sale, purchase, mortgage or related purposes. You should seek a professional valuation from a qualified surveyor before deciding whether to buy or sell a property. We shall not be liable for any losses you or anyone else suffer due to relying on the valuations.

This includes not being liable for any loss of property, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.