

UPON THE INSTRUCTIONS OF



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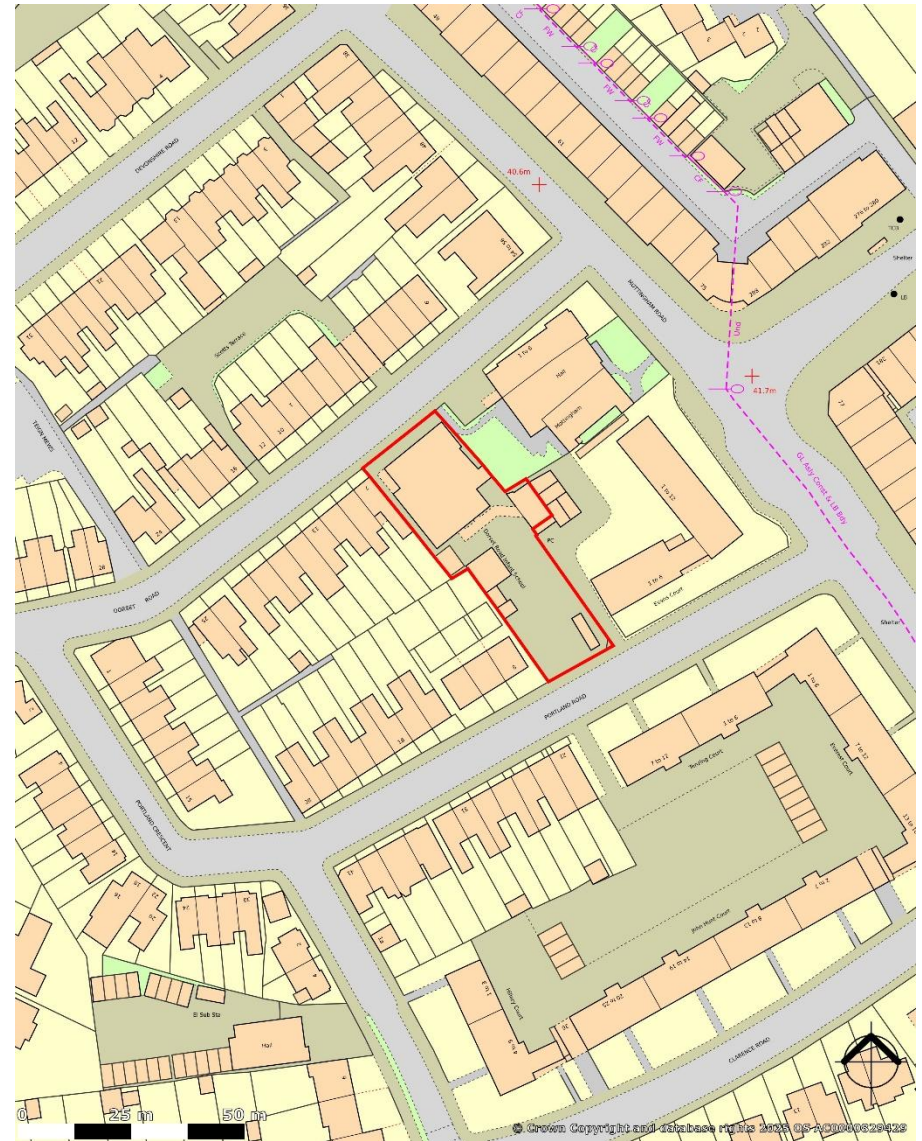
FOR SALE

**FORMER INFANT SCHOOL WITH POTENTIAL FOR
ALTERNATIVE USES / RESIDENTIAL DEVELOPMENT (STPP)**

Former Dorset Road Infant School, Dorset Road, Mottingham SE9 4QX

EXECUTIVE SUMMARY

- 0.3 acre (0.12 hectare) site comprising a single storey former school building, extending to approximately 3,691 sq. ft. GIA
- Large children’s play area to the rear
- Surplus site due to relocation of the infant school
- Located within close walking distance of Mottingham railway station
- Site is generally level and rectangular in shape with second road frontage onto Portland Road
- Suitable for residential redevelopment or possible alternative uses, subject to the grant of any appropriate consents
- Unconditional offers sought for the freehold interest with vacant possession in the region of £750,000



VIEWINGS

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Richard Plant

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Alex Thomson

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LOCATION

The property is in Mottingham which lies 1.5 miles south of Eltham, 2.3 miles north of Chislehurst and 2.4 miles north east of Bromley.

The site is located just south of the A20, providing access to Junction 3 of the M25 motorway (M20 interchange), approximately 8.5 miles to the west.

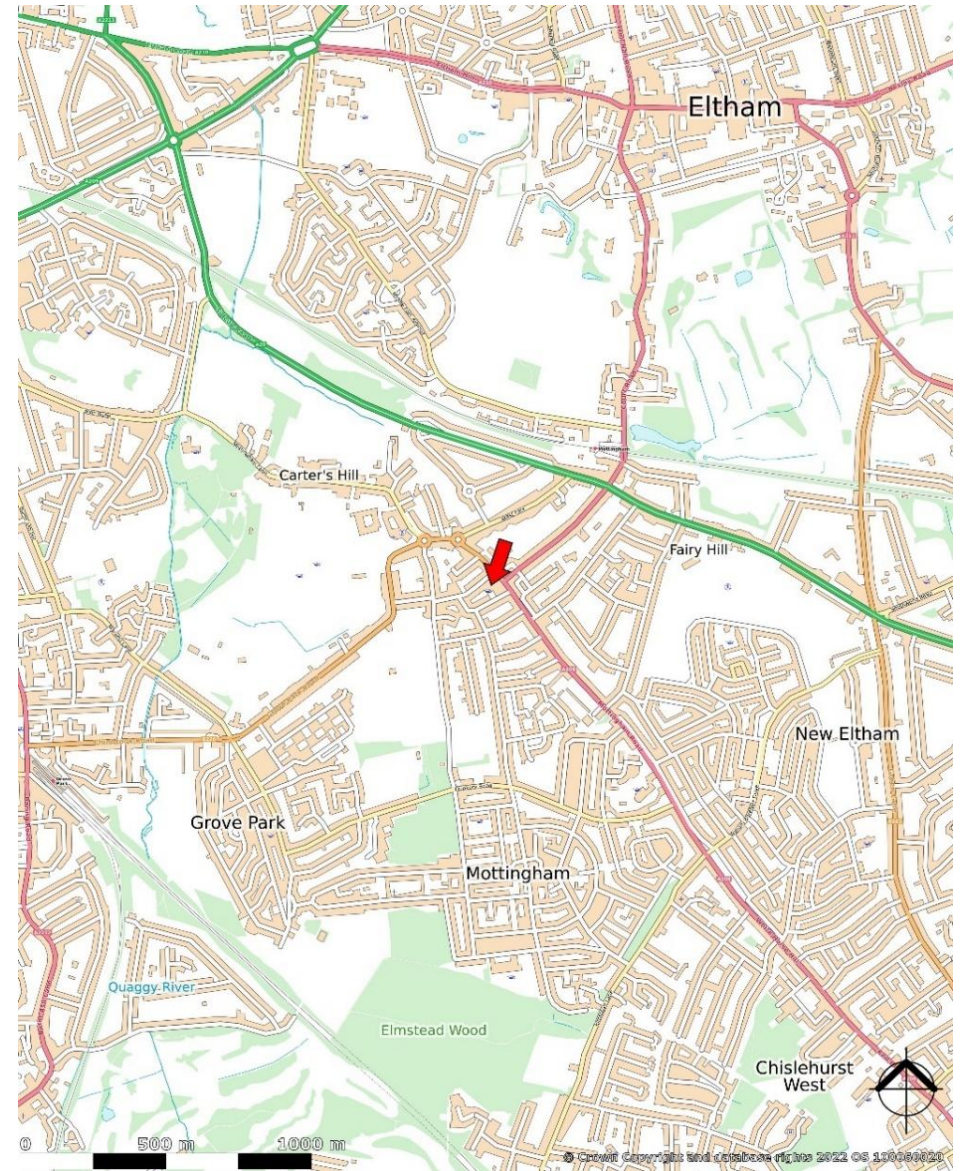
Mottingham railway station is within short walking distance, providing regular services to London Bridge (19 mins), Charing Cross (28 mins) and London Cannon Street (27 mins).

SITUATION

The property fronts the southern side of Dorset Road, close to its junction with Mottingham Road, and benefits from a second frontage onto Portland Road at the rear. The area is predominantly residential comprising period terraced houses and low rise flat development.

The site is bounded by a church and a block of flats to the east and residential properties to the west.

Mottingham provides a good range of local amenities including a Lidl store, Post Office, newsagent, library and a pharmacy alongside a number of independent cafes, restaurants and takeaways. More extensive amenities are available at Eltham to the north whilst the major town of Bromley is approximately 2.4 miles to the south west



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DESCRIPTION

The property comprises a 1-2 storey, detached building formerly used as an infant school within a broadly rectangular site extending to approximately 0.3 acres (0.12 hectares).

The accommodation comprises:

- Reception area
- Three classrooms
- School hall
- Staff room / kitchen and WCs
- Children's WCs and changing room
- Office

There is a good-size former playground to the rear of the building with direct access from Portland Road, as well as several external storage buildings and a further standalone classroom. The front of the site is secured by a metal rail fence and electronic gate entry system, whilst it is currently hoarded to the rear.



ACCOMMODATION SCHEDULE

MEASUREMENTS (GIA)	SQ M	SQ FT
Ground Floor	334	3,598
First Floor	8	93
Outside Classroom	48	517
WCs	49	527
TOTAL	439	4,735



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DEVELOPMENT OPPORTUNITY

This site offers potential for residential development, subject to the grant of planning permission.

The vendor has previously undertaken a planning feasibility study for redevelopment of the site and details are available in the data room.

PLANNING

The property lies within the administrative area of the London Borough of Bromley.

The property is not Listed and does not fall within a Conservation Area.

The previous use of the site is believed to have fallen with Class F1 of the Town and Country Planning (Use Classes) Order.

Interested parties must make their own enquiries in relation to their proposals for the future use or redevelopment of the site.



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TENURE

The site is held under three separate titles: SGL709592, SGL591496, and 437934.

OFFERS

Unconditional offers only are being invited for the freehold interest with vacant possession, subject to contract.

Offers must be in writing and include the following information:

- Identity of the proposed purchaser
- Purchase price
- Purchaser background and track record. Proof of funds will be requested if your offer is further considered
- Proposed timescale for exchange and completion of sale
- Solicitor details
- Any surveys that are required

No offer is to be calculable by reference to any other offer.

PRICE

Offers in the region of £750,000

AML

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

EPC

The property has an EPC rating of D

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

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FURTHER INFORMATION

For further information and access to our data room please follow the link below:

[Log In](#)

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