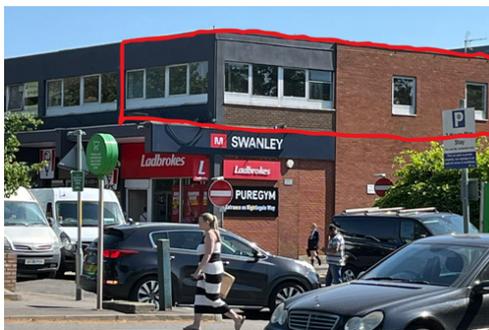




## PROPERTY DESCRIPTION & CURRENT CONDITION IMAGES





## First Floor, 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

**[Read More](#)**

# Swanley Video Tour At Purchase

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# Work in Progress



# EXISTING & PROPOSED DRAWINGS



## PLANNING APPROVAL

<p><a href="#">PLANNING DECISION NOTICE-23/01002/FUL</a>  <a href="#">Community Infrastructure Levy (CIL) - Liability Notice-15JUN23</a></p>	<p><a href="#">Planning App Search (Council's Web)</a>  <a href="#">Planning statement</a></p>
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## APPROVED FLOOR PLANS

*The development hereby permitted shall be carried out in accordance with the following approved plans, elevations and details:*

<b>PROPOSED</b>	<b>EXISTING</b>
<a href="#"><u>Proposed Floor Plans: 200819(PL)45-CLOPUD</u></a>	<a href="#"><u>Existing First Floor Plan, 200819(PL)41</u></a>
<a href="#"><u>200819(PL)43-EXTERNAL ALTERNATION WORKS(Staircase &amp; Landing)</u></a>	<a href="#"><u>Existing Site Plan</u></a>
<a href="#"><u><b>SITE LOCATION &amp; BLOCK LAYOUT - 200819(PL)40</b></u></a>	

## ELEVATIONS

<b>PROPOSED</b>	<b>EXISTING</b>
<a href="#"><u>Proposed Elevations - Landing &amp; Stairs (External Alteration Works)-200819(PL)44</u></a>	<a href="#"><u>Existing Elevations - 200819(PL)42-</u></a>

# Schedule Of Work Progress & Accounts

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<a href="#"><u>Schedule Of Work</u></a>	<a href="#"><u>Development Cost Budget (Excel)</u></a>
<a href="#"><u>Work In Progress</u></a>	<a href="#"><u>Expences &amp; Income Sheet(Excel)</u></a>



<a href="#">020-Proposed block plan-Rev C</a>	<a href="#">051-Fire strategy &amp; roof plan-Rev E, 13Jan26, Swanley</a>	<b><a href="#">090-3D Images - Exteriors-Rev C</a></b>
<a href="#">030-Demolition plans-Rev C</a>	<a href="#">060-Proposed elevations-Rev C</a>	<a href="#">091-3D Images - Interiors-Rev B</a>
<a href="#">040-Existing drawings-Rev C</a>	<a href="#">070-Proposed section-Rev E, 13Jan26, Swanley</a>	<a href="#">095-Drawing register-Rev Current Revision, 13Jan26, Swanley</a>
<a href="#">Pre Construction Information (PCI) - MLA, 54 Swanley Centre, 16Oct25</a>	<a href="#">CONSTRUCTION METHOD STATEMENT - 53-54 SWANLEY CENTRE, KENT BR8 7TQ</a>	<a href="#">MEP: MVHR - BPC-9053949931 Sam Aroko Rev 03 Flat A and B</a>
<b><a href="#">53-54 SWANLEY CENTRE Rev A - Building Regs and Construction Outline spec</a></b>		

## STRUCTURAL DRAWINGS

<a href="#">Structural Calculations Package - DSK Engineering Ltd, 53 -54 Swanley Centre</a>	<a href="#">Revised Structural Plans - DSK Engineering, Sam Aroko, 13Jan26, Swanley</a>
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## COMPLIANCE

<b><a href="#">Principal Contractor Risk Assessment (Signed) - 54 Swanley Centre</a></b>	<a href="#">MVHR: BPC-9053949931 53-54 SWANLEY CENTRE</a>
<a href="#">Certificate of Public Liability Insurance - Umer builders, Indemnity limit £5m, 4Dec25 - 3Dec26</a>	<a href="#">Insurance copy - 15000262, Swanley Square Shopping Centre</a>
<a href="#">Insurance Policy &amp; Certificate of Insurance - Westcor International Ltd, Amount £380,00, 53-54 Swanley Centre</a>	<a href="#">Consent for commencement of work - Freeholder - Sheet Anchor evolve, Swanley, 26Nov25</a>
<a href="#">Copyright Letter - Eady Architecture, MAYFAIR LONDON PROPERTIES HOLDING LTD, Swanley Center</a>	<a href="#">CDM Risk Register - MLA, 54 Swanley Centre, 16Oct25</a>

## BUILDING CONTROL

<a href="#"><u>Acceptance of Initial Notice - Stroma Building, 54 Swanley Centre, Swanley 1Aug25</u></a>	<a href="#"><u>Amended Initial Notice - Stroma Building 4Aug25</u></a>
<a href="#"><u>Amendments in Initial Notice - Stroma Building 4Aug25</u></a>	<a href="#"><u>Building Regulation P Lan Appraisal - Stroma Building, Swanley Center</u></a>
<a href="#"><u>Initial Notice (filled) - Stroma Building control</u></a>	

# GROSS DEVELOPMENT APPRAISAL



<b>Units Type (Flats)</b>	<b>Number of Units</b>
One Bed (1person)	<b>2</b>
<b>Total Units</b>	<b>2</b>

▪

<b>Gross Development</b>				
<b>Units</b>	<b>Level</b>	<b>Description</b>	<b>NIA m2</b>	<b>NIA Sqf</b>
	First	One Bed (1person)	44.0	473.61
	First	One Bed (1person)	41.7	448.85
<b>Total</b>			<b>85.7</b>	<b>922.46</b>

# PLANNING CONDITIONS

Summary	Specialist Consultant	Fee	Status
Permission expires on <b>9 June 2026</b>	Stroma Building Control	TBA	Notice served and accepted by council
<p>Notwithstanding the <b>Noise Impact Assessment</b> 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>			
<p>Following implementation of the recommended noise mitigation measures and prior to first occupation of any of the dwellings, a <b>verification report to include sound testing</b> 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.</p>			



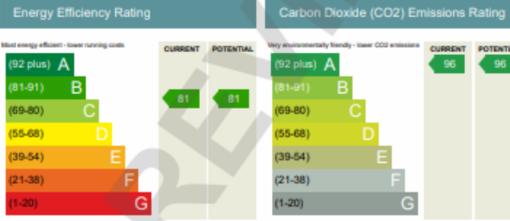
# Energy Report



Dwelling Address	Swanley Centre, 53-54, Nightingale Way, Swanley, Kent, BR8 7TQ
Reference	Flat A-Flat A - FINAL DESIGN CALCS
Assessment Date	21/05/2025
Submission Date	
Property Type	Flat, End-Terrace
Total Floor Area	42

This Energy Report has been generated using the UK's National Calculation Methodology for dwellings, Standard Assessment Procedure (SAP). This methodology is used to assess the energy efficiency of dwellings which is calculated based on a dwelling's heating, hot water, ventilation and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations



Additional ratings for your home

## GERNAL & INSULATION

## SAP

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

[Energy\\_report\\_Flat A\\_Flat A - FINAL DESIGN CALCS\\_2025-05-29\\_11-56-25](#)

[Homescreen Environmental Report-GROUNDSURE LOCATION INTELIGENCE](#)

[Full SAP Calculation Printout Combined\\_Flat A\\_Flat A - FINAL DESIGN CALCS\\_2025-05-29\\_11-56-25](#)

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

[PEA\\_Report\\_Flat A\\_Flat A - FINAL DESIGN CALCS\\_2025-05-29\\_11-56-22](#)

[Internal Wall Insulation \(IWI\) - Mechanically Fastened Calculation 15 May 2025](#)

[Energy\\_report\\_Flat B\\_Flat B - FINAL DESIGN CALCS\\_2025-05-29\\_11-58-07](#)

[Asbestos survey report - Flair Environmental Ltd First Floor, 54 Swanley Center, 29Oct25](#)

[Full SAP Calculation Printout Combined\\_Flat B\\_Flat B - FINAL DESIGN CALCS\\_2025-05-29\\_11-58-08](#)

[Asbestos Report finding - Mian Siddique](#)

[PEA\\_Report\\_Flat B\\_Flat B - FINAL DESIGN CALCS\\_2025-05-29\\_11-58-06](#)

## Quotes

<a href="#">Easybathrooms - Bath - no window, Quote 875094, Easy Bathrooms 19June25</a>	<a href="#">Easybathrooms - Bath - with window, Quote 875174, Easy Bathrooms 19June25</a>	<a href="#">Easybathrooms - Shower - no window, Quote 875094 Easy bathrooms, 20June25</a>
<a href="#">Easybathrooms - Shower - with window, Quote 875174 Easy bathrooms, 20June25</a>	<a href="#">Howdens Allendale Pebble</a>	<a href="#">Howdens Clerkenwell Gloss Sand Grey</a>
<a href="#">Howdens Greenwich Gloss Sandstone</a>	<a href="#">Howdens Quote - Clerkenwell Gloss Sand Grey, Howdens Kitchen, Total £5058</a>	<a href="#">Kitchen Quote (with appliances) - Wren kitchen, Fully assembled 5 base, 9 wall, Price £2,308.22, Swanley Centre</a>
<a href="#">Kitchen Quote (with appliances) - Wren kitchen, Fully assembled 6 base, 9 wall, Price £2,775.11, Swanley Centre</a>	<a href="#">Kitchen Quote (without appliances) - Wren kitchen, Fully assembled 5 base, 9 wall, Price £2,308.22, Swanley Centre</a>	<a href="#">Plumbing Quote - Clovereaf Plumbing, Total inc VAT £23740.56, Swanley Center</a>

# DISCLAIMER

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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.