



## 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

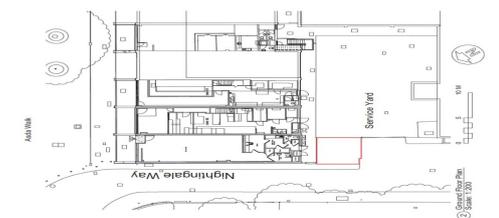
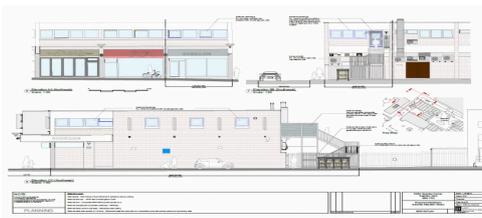
[\*\*Video Tour\*\*](#)

[\*\*Read More\*\*](#)

# Swanley Video Tour

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# PROPOSED & EXISTING DRAWINGS



# PROPOSED & EXISTING PLANS

<a href="#"><u>Proposed First Floor Plans -200819(PL)45- CLOPUD Application</u></a>	<a href="#"><u>Existing First Floor Plan, 200819(PL)41</u></a>
<a href="#"><u>Proposed External Landing &amp; Staircase 200819(PL)43</u></a>	<b><a href="#"><u>Existing First Floor Plan</u></a></b>
<b><a href="#"><u>SITE LOCATION &amp; BLOCK LAYOUT - 200819(PL)40</u></a></b>	<a href="#"><u>Existing Ground Floor Plan</u></a>

## **PROPOSED & EXISTING ELEVATIONS**

<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>
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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: 17<sup>th</sup> March 2023



## Homescreen

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](mailto:information@sevenoaks.gov.uk)  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

**INVESTORS IN PEOPLE**  
We want to people. TRUSTED

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

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

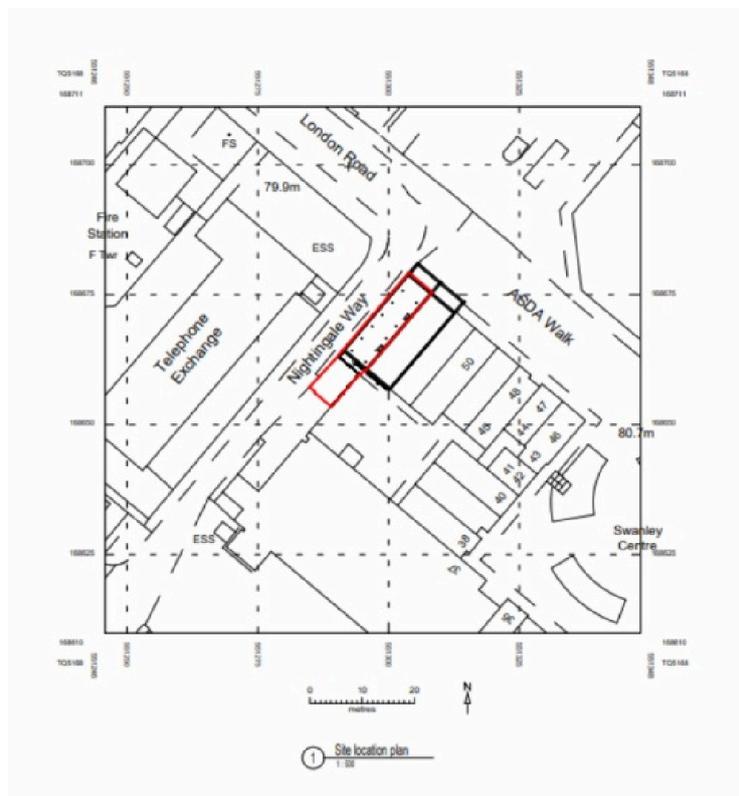
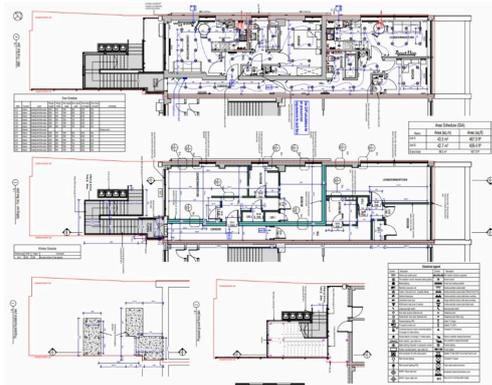
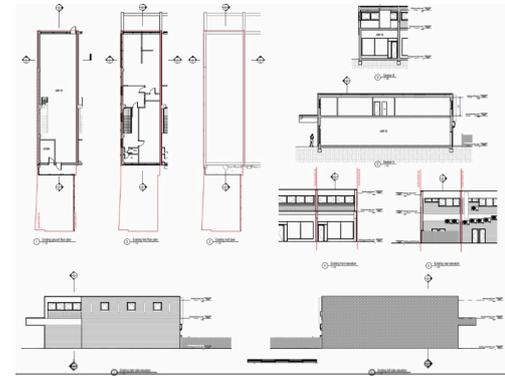
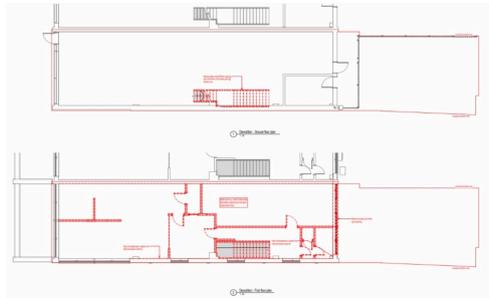
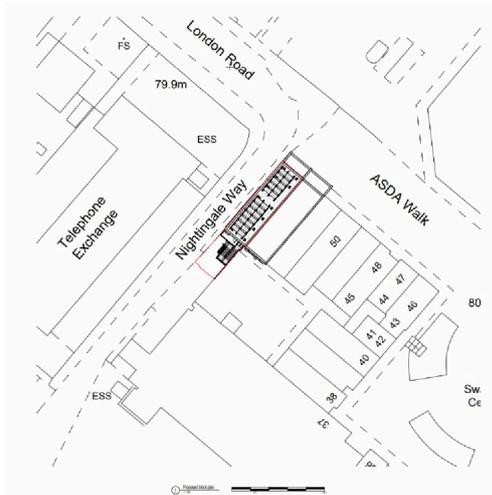
[SiteSolutions Highways Report-Argyll environmental-22jul24](#)

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

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

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

# Building Regulation & structural drawings



## BUILDING REGULATION DRAWINGS

<a href="#">010-Site location plan-Rev B</a>	<a href="#">050-Proposed plans-Rev D</a>	<a href="#">080-Construction details-Rev E</a>
<a href="#">020-Proposed block plan-Rev B</a>	<a href="#">051-Fire strategy &amp; roof plan-Rev C</a>	<a href="#">090-3D Images - Exteriors-Rev C</a>
<a href="#">030-Demolition plans-Rev B</a>	<a href="#">060-Proposed elevations-Rev C</a>	<a href="#">091-3D Images - Interiors-Rev B</a>
<a href="#">040-Existing drawings-Rev B</a>	<a href="#">070-Proposed section-Rev D</a>	<a href="#">53-54 SWANLEY CENTRE - Building Regs and Construction Outline spec</a>

## STRUCTURAL DRAWINGS

<a href="#">P00608 53-54 SWANLEY CENTREI-BR8 7TQ -Structural calcs-2025.09.30</a>	<a href="#">P00608-53 -54 Swanley Centre-DSK-ST-SK-2025.09.30</a>
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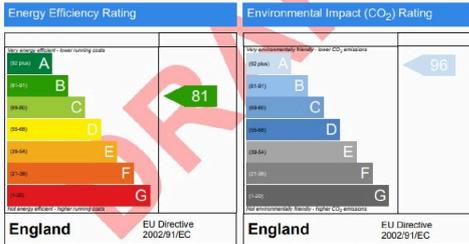
# SAP, MVHR & INSULATION

## Predicted Energy Assessment



Swanley Centre, 53-54, Nightingale Way, Swanley, Kent, BR8 7TQ  
 Dwelling type: Flat, End-Terrace  
 Date of assessment: 29/05/2025  
 Produced by: Matthew Denyer  
 Total floor area: 41.7 m<sup>2</sup>  
 DRRN:

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.  
 The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Energy Report



### Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor    Poor    Average    Good    Very Good

Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.24 W/m <sup>2</sup> K	Very Good
Roof	Average thermal transmittance 0.18 W/m <sup>2</sup> K	Very Good
Windows	High performance glazing	Very Good
Main heating	Boiler and radiators, electric	Very Poor
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	
Hot water	From main system	Very Poor
Lighting	Good lighting efficiency	Good
Airtightness	Air permeability (AP50) = 5.0 m <sup>3</sup> /m <sup>2</sup> /h (assumed)	Good

### Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling. To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed. Having these measures installed individually or in any other order may give a different result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO <sub>2</sub> rating

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

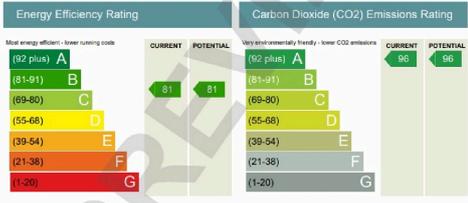
## Energy Report



Dwelling Address	Swanley Centre, 53-54, Nightingale Way, Swanley, Kent, BR8 7TQ
Reference	Flat B-Flat B - FINAL DESIGN CALCS
Assessment Date	21/05/2025
Submission Date	
Property Type	Flat, End-Terrace
Total Floor Area	44

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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

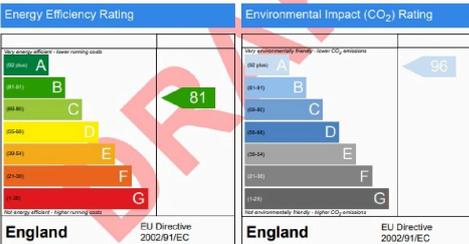
## Predicted Energy Assessment



Swanley Centre, 53-54, Nightingale Way, Swanley, Kent, BR8 7TQ  
 Dwelling type: Flat, End-Terrace  
 Date of assessment: 29/05/2025  
 Produced by: Matthew Denyer  
 Total floor area: 44 m<sup>2</sup>  
 DRRN:

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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## Energy Report



### Breakdown of property's energy performance

Each feature is assessed as one of the following:

Very Poor    Poor    Average    Good    Very Good

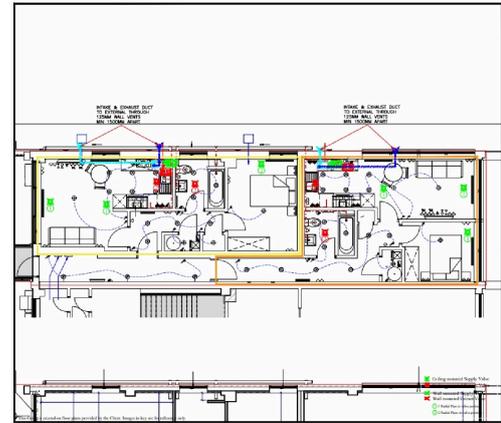
Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.26 W/m <sup>2</sup> K	Very Good
Roof	Average thermal transmittance 0.18 W/m <sup>2</sup> K	Very Good
Windows	High performance glazing	Very Good
Main heating	Boiler and radiators, electric	Very Poor
Main heating controls	Programmer, room thermostat and TRVs	Good
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Hot water	From main system	Very Poor
Lighting	Good lighting efficiency	Good
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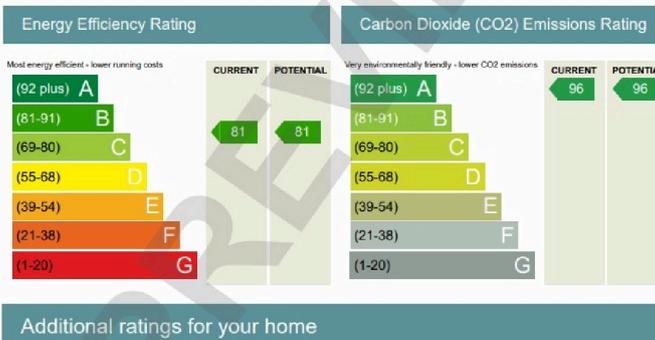
# Energy Report



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



## SAP (FLAT A & B)

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

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

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

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

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

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

## MVHR

[BPC-9053949931 53-54 SWANLEY CENTRE](#)

[BPC-9053949931 Sam Aroko Rev 03 Flat A and B](#)

## INSULATION

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

# Acquisition Cost



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

# Cash Invested



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

# Profit



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

# Return on Investment



<b>ROI (Estimated)</b>	
Cash Invested	£160,000
Profit Earned	£134,250
Total ROI	84%
<b>Profit for JV Investment Partner</b>	<b>£67,125</b>
<b>ROI for JV Investment Partner</b>	<b>42%</b>

# Gross development Valuation / APPRAISAL



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

▪

<b>Gross Development Value (Collective)</b>					
<b>Units</b>	<b>Level</b>	<b>Description</b>	<b>NIA m2</b>	<b>NIA Sqf</b>	<b>Value</b>
	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	
<b>Subtotal</b>			<b>114.7</b>	<b>1231</b>	
<b>Total</b>		<b>Saleable area @ £5,250 /m2</b>	<b>85.7</b>	<b>922.46</b>	<b>£450,000</b>

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

# 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	
<b>Subtotal</b>			<b>£162,000</b>
Finance Cost	15% @ 1% per month for £150k	£24,300	
<b>Total</b>			<b>£186,300</b>

# Development Plan & Progress

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[\*\*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 <b>9 june 2026</b>	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 <b>approved plans and details</b>:</p> <table border="1" data-bbox="97 902 1086 1099"> <tr> <td data-bbox="97 902 595 999"><u>PL40-SITE LOCATION &amp; 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 &amp; BLOCK LAYOUT</u>	<u>PL44-PROPOSED EXTERNAL ALTERATION WORKS</u>	<u>PL43-EXTERNAL ALTERNATION WORKS</u>	<u>PL45-CLOPUD Application</u>			
<u>PL40-SITE LOCATION &amp; BLOCK LAYOUT</u>	<u>PL44-PROPOSED EXTERNAL ALTERATION WORKS</u>							
<u>PL43-EXTERNAL ALTERNATION WORKS</u>	<u>PL45-CLOPUD Application</u>							
3.	<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>							

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

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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.