

DEVELOPMENT

COMMERCIAL

INVESTMENT



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Commercial · Investment · Development



Project Address:

Norheads Lane, Biggin Hill, Kent TN16 3XT

Summary:

Acorn's Commercial & Development Division secured the acquisition of this surplus site for a private investment fund.

The site had formerly served as a run-off area for surface water before a new main drain was installed in Norheads Lane. Redundant since the 1990's, the site was owned and marketed by the London Borough of Bromley, but had been the subject of several abortive sales. Whilst not without its complications, our development team were confident of overcoming the various issues, and won the competitive tender for the acquisition of the site on a conditional basis.

Our Planning Management team engaged BHD Architects, RE Planning and a host of specialist consultants. A scheme for 8 three and four bedroom houses was conceived that avoided a trunk sewer crossing the site, took into account the 1 in 100 year flood risk and most importantly was policy compliant.

A public consultation was held at the request of local Ward Members, and amendments were made to elements of the design to overcome resident objections. Full planning permission was granted at local level at the first attempt, and without any loss of units or net floor space.

With a consent in hand, our Development team explored the possibility of a joint venture for the construction of the scheme, but ultimately a decision was made to locate a buyer. Having recently sold a similar site to JP Whelan Homes and whose offices happen to be on Norheads Lane, they seemed the ideal buyers! A deal was promptly agreed, and Whelan's purchase of the site was completed in February 2015.

The Laurels serves as yet another example of the depth of our expertise. We sourced the opportunity, won the tender, managed the conveyancing and planning process, introduced a buyer and co-ordinated the sale of the contract.

Please contact us to discuss in detail the full range of our project management services.

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