

Consented Development Opportunity **For Sale** in Beckenham

January 2026



Consented Development Opportunity For Sale



46 Bromley Road, Beckenham, BR3 5JD

- A rare opportunity to acquire a development site with full planning permission granted under Bromley Council ref: 22/04352/FULL1.
- Planning consent for the construction of fifteen private units.
- 4 x 1 bed, 8 x 2 bed and 3 x 3 bed units.
- All units for private resale.
- The scheme includes eight car parking spaces including EV charging and secure cycle storage.
- All units benefit from private amenity space (balconies, terraces or garden).
- Excellent location within vibrant Beckenham town centre, close to the high street.
- Beckenham Junction and Clock House railway station within walking distance.

Guide Price £2,000,000



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Description

The consented scheme proposes the comprehensive redevelopment of a prominent corner site in Beckenham, formerly occupied by The Beckenham Theatre; a long-standing community building that has now become redundant.

Measuring approximately 860 sqm, the site benefits from full planning permission under Bromley Council ref: 22/04352/FULL1 for the demolition of the existing structure and the construction of a new, high-quality residential building comprising 15 private dwellings, together with associated landscaped grounds, car and cycle parking, and refuse storage.

The scheme has been carefully designed to deliver modern, energy-efficient homes featuring high-quality architecture. Every unit benefits from generous private amenity space – including balconies, terraces or gardens – complemented by landscaped communal areas and a dedicated children's play area.

This represents a rare opportunity to acquire a fully consented development site in a sought-after and well-connected part of Beckenham, within easy walking distance of Beckenham Junction and Clock House stations, and surrounded by attractive parks, reputable schools, and local amenities.



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Key features of the design include:



Design & Architecture: Contemporary red and grey brick façade with a set-back mansard top floor, creating a sympathetic transition between neighbouring properties.



Private Amenity: All units benefit from private balconies or terraces; the ground floor flat has a large private garden.



Children's Play Space: A dedicated 32 sqm landscaped play area on the Manor Road frontage.



Landscaping & Greening: 272 sqm intensive green roof with 37 photovoltaic panels generating on-site renewable energy. Urban Green Factor of 0.42, exceeding policy requirements.



Parking & Transport: Eight car spaces including EV charging and a blue badge bay. 29 secure long-stay cycle spaces plus 2 visitor stands.

Unit	Floor	Beds	Persons	Outside Space	Size (sqm)	Size (sqft)
0.1	Ground	3	5	Terrace & Garden	87	936
1.1	First	2	3	Balcony	63	678
1.2	First	2	3	Balcony	70	753
1.3	First	1	2	Balcony	50	538
1.4	First	3	5	Balcony (x3)	86	926
1.5	First	2	3	Balcony	61	657
2.1	Second	2	3	Balcony	63	678
2.2	Second	2	4	Balcony	70	753
2.3	Second	1	2	Balcony	50	538
2.4	Second	3	5	Balcony	86	926
2.5	Second	2	3	Balcony	61	657
3.1	Third	2	4	Large Balcony	70	753
3.2	Third	1	2	Large Balcony	51	549
3.3	Third	2	3	Large Balcony	73	786
3.4	Third	1	2	Large Balcony	51	549
Total					992	10,678

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The Location

The proposed development is positioned at the junction of Bromley Road and Manor Road, in the heart of Beckenham. This leafy south-east London suburb is known for its village atmosphere, excellent amenities, and quick links into central London.

Local Amenities

The nearby Beckenham High Street is a bustling local hub, home to over 100 shops, cafes, restaurants and service businesses across fashion, homeware, health, beauty and food & drink. Key retailers include Sainsbury's, Waitrose, Boots, Superdrug and independent shops and delis along the High Street.

Local cultural activity is supported through community events in parks, pop-up markets, concerts, and seasonal programming.

Transport Links

Beckenham is well served by transport with both Beckenham Junction and Clock House stations within walking distance, offering services into London Victoria, London Bridge, and Croydon.

Multiple bus routes serve the immediate vicinity providing routes through Beckenham to Bromley, Penge, Crystal Palace, West Croydon, and Lower Sydenham. A Tramlink stop at Beckenham Road is also within walking distance connecting to Croydon, Wimbledon and further into South London.

Education

The local area hosts a mix of outstanding primary schools including Harris Primary Academy Beckenham, Clare House, and Unicorn Primary, which are located just a short distance from the site.

Secondary schools include Harris Academy Beckenham (recently rated Outstanding), and the highly regarded Langley Park Schools (Boys & Girls) are well within easy reach.

Green Spaces

Beckenham Place Park, which spans an impressive 96 hectares, is one of the largest green spaces in the area, offering woodland trails, meadows, a wild swimming lake, skate park, and park events.

The nearby Kelsey Park features a children's play area, tennis courts, nature walks, and amenity paths all surrounding beautiful ponds.

Croydon Road Recreation Ground is also close by with its own café, bandstand, bowling green and general recreational facilities.

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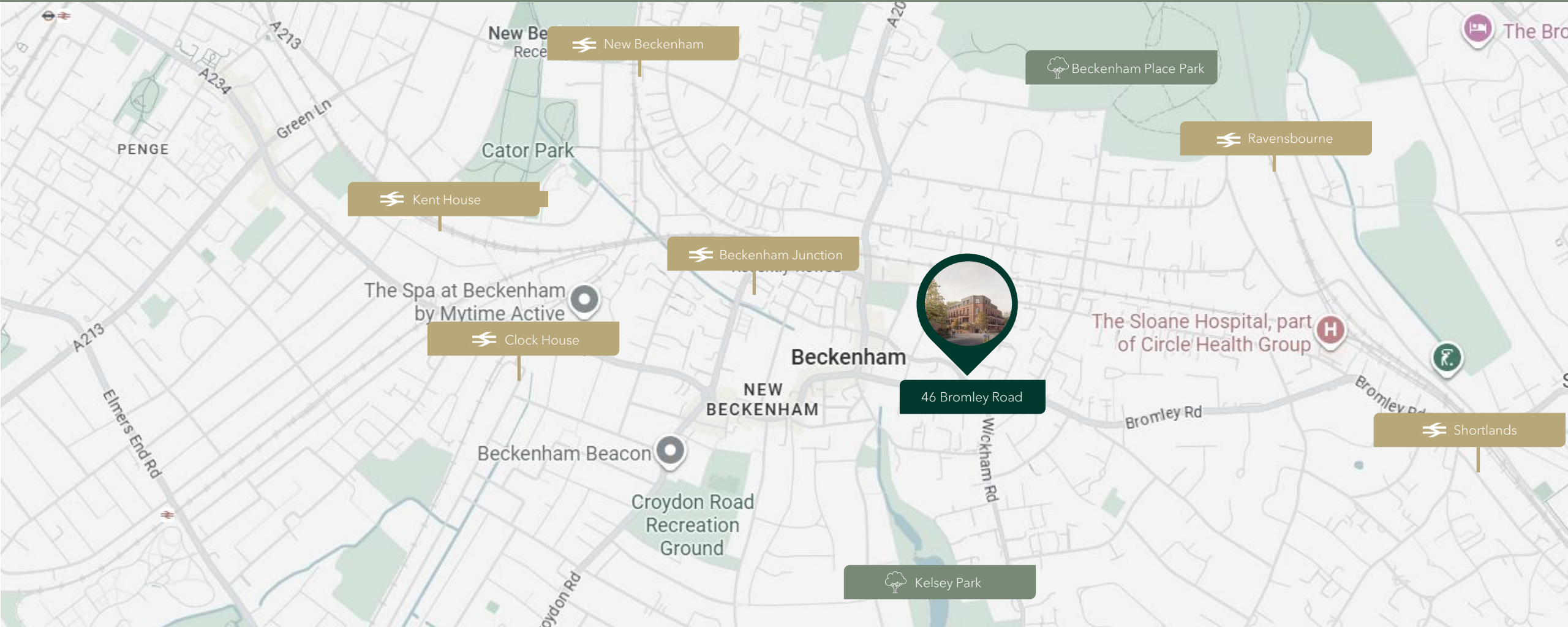
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Terms

The freehold interest is offered with a guide price of **£2,000,000**.

VAT

We understand that VAT will not be charged by the seller.

Further Information

A full information pack including proposed plans, Design & Access Statements, Section 106 Agreement and CIL can be provided upon request.

Viewings

Viewings are by appointment only.

Contact Information

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