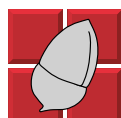


PROPERTIES & SITES SOLD FOR CORPORATE & INSTITUTIONAL CLIENTS



acorn

Commercial, Investment & Development

Our Corporate Asset Services team undertakes asset management and disposal work for banks, building societies, receivers, funds, institutions, charities and local authorities. We are always happy to offer free advice on how to maximise the value of a single asset, or portfolio and we operate Nationwide.



Below are some of the clients we have been instructed to act for, and to follow is a selection of case studies providing brief details on the work carried out.



Church of the Brethren





CRYSTAL PALACE SE20

A period building sold with vacant possession for Hyde Housing. The property was sold with a failed planning application for conversion to four residential apartments. Terms were agreed with a cash buyer comfortably ahead of our guide price, and contracts successfully exchanged within a week.

Thicket Road,
Crystal Palace,
London SE20



EAST DULWICH SE22

A detached freehold building sold for Hyde Housing. The existing property was built to provide assisted living accommodation, and comprised 8 one bedroom flats and a manager's office over ground, first and second floors. The property offered potential to be extended, to improve the existing accommodation and/or create additional units.

East Dulwich Road,
East Dulwich,
London SE22



SOUTHWARK SE17

16 one bedroom apartments within a tidy, but somewhat dated purpose-built block sold on a prompt unconditional basis for Hyde Housing.

Rodney Place,
Southwark,
London SE17

CORK GULLY



LEWISHAM SE13

A part built terrace of 9 four bedroom houses sold for Cork Gully acting as liquidators.

Old Road,
Lewisham,
London SE13

CORK GULLY



LEE SE12

The overage agreement over a c.0.45 acre site occupied by a BMW dealership.

Lee High Road,
Lewisham,
London SE12



LEWISHAM SE13

A former vehicle service centre of c.15,000 sqft sold with planning permission for the construction of a new 5 storey building comprising ground floor commercial space and 17 apartments.

Lee High Road,
Lewisham,
London SE13



LEWISHAM SE13

A mixed-use building comprising of three self-contained one bedroom flats above a commercial unit, occupied by a firm of solicitors.

Lee High Road,
Lewisham,
London SE13

9 St Marks Road,
Bromley, Kent BR1 9HG
020 8315 5454

2 North Street,
Strood, Kent ME2 4SH
01634 969678



CHISLEHURST BR7

A 0.26 acre site occupied by a c.4,000 sqft detached building in the centre of Chislehurst sold for the British Red Cross.

Hornbrook House,
Chislehurst,
Kent BR7



REDHILL RH1

A redundant building most recently used for offices and training; extending to just 1,100 sqft, occupying a half acre plot.

Maple Road,
Redhill,
Surrey RH1





SUTTON AT HONE COUNCIL



DARTFORD DA4

A detached period building sold for Sutton-At-Hone Council who had owned the building since the 1970's, having previously used it as offices.

Main Road,
Dartford,
Kent DA4

ROSE BRUFORD COLLEGE



SIDCUP DA15

A vacant site, former swimming baths sold on an unconditional basis for Rose Bruford College.

Lamorbey Baths,
Sidcup,
London DA15



9 St Marks Road,
Bromley, Kent BR1 9HG
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2 North Street,
Strood, Kent ME2 4SH
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16th April 2019

To whom it may concern

Re:- Former Lamorbey Baths Site, 155-159 Station Road, Sidcup, Kent DA15 7AA

We decided we wanted to sell this site and reinvest funds in other parts of the Rose Bruford College operation. We instructed Acorn's Commercial & Development to act for us and manage the sale of the site as we needed to ensure that, as a charity, we had achieved best value.

Acorn advised us on a marketing strategy which included where to set the guide price. This was lower than some direct offers we had received. We were slightly unsure of this but took the advice. Acorn went back to all the parties who had previously expressed interest/made offers to us. The marketing they carried out was comprehensive. It resulted in 12 offers being presented to us. We concluded an unconditional sale at a price 17% in excess of the guide and 13% in excess of the direct offers we had received.

Acorn managed the sale very professionally, giving good advice which resulted in an outcome with which we were pleased.

Yours sincerely



Clarie Middleton
Principal & Chief Executive



Federation of Drama Schools



T +44 (0)20 8308 2600

E enquiries@bruford.ac.uk

W bruford.ac.uk

GATELEY PLC & BEGBIES TRAYNOR

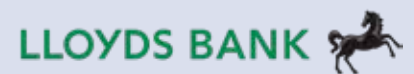


HERNE HILL SE24

A former scrap yard sold for Gateley Plc and Begbies Traynor acting as liquidators at a sale price 30% in excess of the guide price.

Land on corner of Wellfit Street & Hinton Road, Loughborough Junction, London SE24

LLOYDS BANK



CATFORD SE6

A landmark building in the centre of Catford comprising of 9 commercial units and 63 residential apartments sold for PWC and Lloyds Banking Group.

Eros House,
Catford,
London SE6



9 St Marks Road,
Bromley, Kent BR1 9HG
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2 North Street,
Strood, Kent ME2 4SH
01634 969678



WALTHAMSTOW E17

A 3,226 sqft vacant tired office with Permitted Development (PD) angles sold for Barnardo's.

Priory Avenue,
Walthamstow,
London E17



WESTGATE-ON-SEA CT8

A former C2 (hostel) building in Thanet sold for Barnardo's.

Carlton Road,
Westgate-On-Sea,
Kent CT8



WEMBLEY HA0

A redundant detached building previously let to Brent Council, and operated as a respite care centre for autistic children, sold for Barnardo's.

Crawford Avenue,
Wembley,
London HA0



TOTTENHAM N17

A grade II listed building of c.9,000 sqft over four storeys sold for the Tottenham War Services Institute for a sale price considerably in excess of the guide price.

High Road,
Tottenham,
London N17

ABBNEYFIELD



ELTHAM SE9

A vacant former care home on Eltham's popular Corbett Estate sold for major housing charity Abbeyfield.

Westmount Road,
Eltham,
London SE9



EASTBOURNE BN20

A freehold block of 15 self-contained flats sold for Town and Country Housing Association.

Southdown House,
Eastbourne,
Kent BN20

NHS



BLACKHEATH SE3

A 12,096 sqft existing building occupying a 1.25 acre plot in one of Blackheath's premier residential streets sold for the NHS.

The Gables,
Blackheath,
London SE3





BECKENHAM BR3

A 7,000 sqft building with 50 parking spaces within 7 acres of sports fields sold for the Metropolitan Police Athletic Association.

Warren Annex,
Beckenham,
Kent BR3





SWANLEY BR8

A c.27,500 sqft site occupied by a Kingdom Hall sold for the Jehovah's Witnesses to another faith group for a sale price 35% in excess of the guide price.

Kingdom Hall,
Swanley,
Kent BR8



CROYDON CR0

A 5.6 acre site with c.27,000 sqft of built accommodation sold for the Jehovah's Witnesses to an Islamic group requiring South London headquarters.

Pioneer Place,
Croydon,
London CR0





EAST SUSSEX TN37

A 43 bedroom care home sold to a private school.

Clyde House,
Saint Leonards-on-sea,
East Sussex TN37



EAST SUSSEX TN38

A 32 bedrooms 4 storey building of more than 12,000 sqft sold to a Registered social housing provider (Housing Association) for use as emergency residential accommodation.

Leolyn Care Home,
St Leonards-on-Sea,
East Sussex TN38





BECKENHAM BR3

A part build development sold for administrators, PWC.

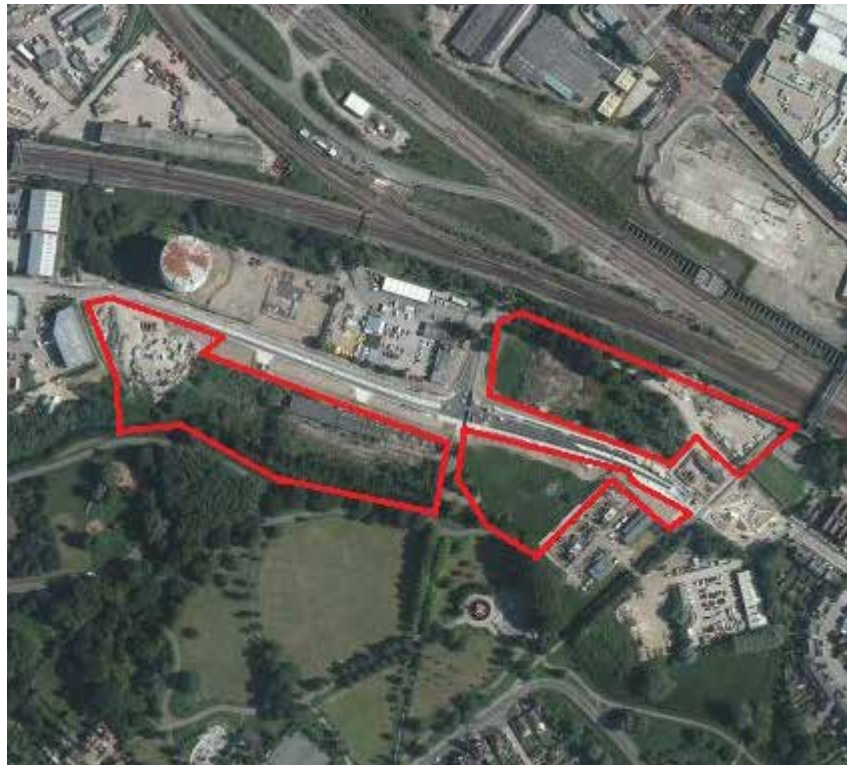
Brunswick Terrace,
Beckenham,
London BR3



ASHFORD TN23

A 9 acre site comprising of 3 adjacent parcels of redundant land formally occupied by Powergen. Acting on behalf of receivers PWC and Israel Discount Bank, we concluded a sale to developers proposing a major mixed-use scheme.

Victoria Way,
Ashford,
Kent TN23



BREThEREN



Church of the Brethren



LEE SE12

A 14,800 sqft site occupied by a 1,260 sqft building used as a place of worship sold for The Brethren.

Woodyates Road,
Lee,
London SE12

PLUTO CAPITAL



DENMARK HILL SE5

A site with planning permission for 24 flats. Rarely on this occasion, we didn't actually sell the site although we did assist Pluto in recovering the funds they had lent on the site which was the objective.

Denmark Hill,
London SE5



9 St Marks Road,
Bromley, Kent BR1 9HG
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2 North Street,
Strood, Kent ME2 4SH
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FOLLY'S END CHURCH



Existing

CROYDON CR0

We began advising local charity Folly's End back in 2016. The charity's own surveyor confirmed an existing use value for the building, however, we highlighted the development potential for the site and value that could be generated.

Planning permission for a landmark scheme comprising 60 flats, new retail units and a purpose built basement music venue was approved at committee in early 2019. The sale successfully completed in early 2020 at a price considerably ahead of the existing use value.

5-9 Surrey Street,
Croydon,
Surrey CR0



Proposed

120 Bermondsey Street,
London SE1 3TX
020 7089 6555

acorncommercial.co.uk
commercial@acorncommercial.co.uk
@acorncommercial



SHEPERDS BUSH W12

Two adjacent period Victorian properties with accommodation extending to approx. 2,800sqft GIA over four floors. Sold on behalf of St Christopher's Fellowship for conversion/development.

Thornfield Road,
Sheperds Bush,
London W12 8JG

THE COTTAGE COMMUNITY



FAWKHAM DA3

Detached former day centre approx. 2,350sqft on a half-acre plot. Sold vacant on behalf of The Cottage Community to a day nursery operator.

Brands Hatch Park,
Scratchers Lane, Fawkham,
Longfield, Kent DA3 8PU



9 St Marks Road,
Bromley, Kent BR1 9HG
020 8315 5454

2 North Street,
Strood, Kent ME2 4SH
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COPTIC ORTHODOX CHURCH



BECKENHAM BR3

A c.8,000sqft detached building formally a public house, most recently used as a church. Sold on behalf of the Coptic Orthodox Church for use as a day nursery to be operated by N. Family Club.

Dunbar Avenue,
Beckenham,
Kent BR3 3RG

OCORIAN






WEST WICKHAM BR4

A 23,000sqft Grade I Listed Tudor Manor House dating from c.1469 set in 5.4 acres of the Metropolitan Green Belt. Previously used as a school, sold on behalf of an international family trust to the Coptic Orthodox Church.

Wickham Court,
Layhams Road,
West Wickham, Kent BR4 9HW



120 Bermondsey Street,
London SE1 3TX
020 7089 6555

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commercial@acorngroup.co.uk
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BROMLEY BR2

57,000sqft vacant office building on a 1.3-acre site. Sold on behalf of Clarion Housing Association.

Maple House & Linden House,
157-159 Masons Hill, Bromley,
Kent BR2 9HY



AIR TRAINING CORPS (ATC)






WIMBLEDON SW19

7,345sqft vacant building on a 0.18-acre site.
Sold on behalf of Air Training Corps (ATC).

192 Merton Road,
Wimbledon, London
SW19 1EG



120 Bermondsey Street,
London SE1 3TX
020 7089 6555

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MEET THE TEAM



Jamie Stevenson
Commercial &
Investment Agency



Louis Markham
Commercial &
Investment Agency



Steven Flannighan
Commercial &
Development Agency



Blaise Ribbins
Team Secretary



Adam Miles
Commercial &
Development Agency



Daniel Dennis
Commercial &
Development Agency



Finn Robertson
Commercial &
Development Agency



Rosie Davis
Senior Secretary



Jeff East
Director



Tom Luck
Director

If you have a commercial property, development opportunity or investment you are looking to maximise the value of or are considering selling, please contact us for advice in the strictest of confidence.

References can be provided from clients we have acted for previously.

London Office

120 Bermondsey Street,
London SE1 3TX
020 7089 6555

Bromley Office

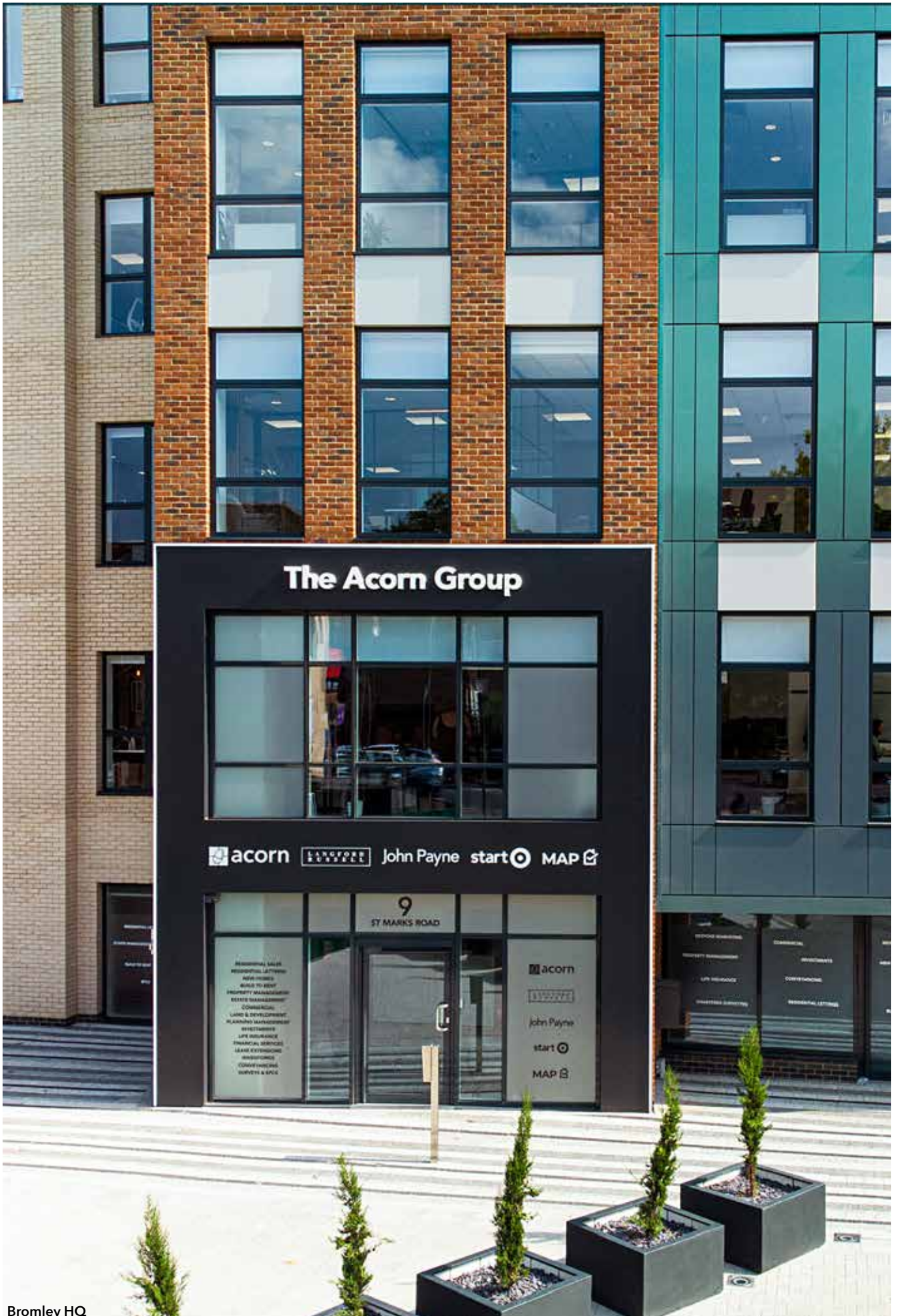
9 St Marks Road,
Bromley, Kent BR1 9HG
020 8315 5454

Strood Office

2 North Street,
Strood, Kent ME2 4SH
01634 969678



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Bromley HQ



Acorn Group incorporating



John Payne

