

DUNKERY ROAD RECREATION

Leasehold, Expression of Interest - To Let

Disused Playing Field, Mottingham, SE9



SITE ACCESS

Via a shared driveway from Dunkery Road that leads to the large car park designated to the Duke of Kent Court Bowls Club.

There is space to the right of this gravelled driveway to consider some additional tenant parking.

RECREATION REINSTATEMENT

The site was once used for football and has become overgrown with young trees amongst bramble, scrub and grassland.

Classed as Metropolitan Open Land the Council would like to restore its former recreation-use criteria. Any potential tenant must view the site.



VALUABLE ECOLOGY

Any proposal for the field should carefully consider the surrounding trees, habitat and adjoining area of important nature conservation. It won't be possible to use the entire field, but the Council wish to encourage applicants to assess the environment and its capabilities for recreation.

- Private site that benefits from being more secluded than regular open spaces.
- Potential to incorporate new ideas – secure dog walking field, personal fitness, assault course, archery range or potentially some small-scale court activities. Dog training or outdoor martial arts.
- All submitted site proposals will be subject to the statutory consents.
- Viewings are permitted on: 10AM on Monday 11th August or 3PM on Thursday 14th August
- **Closing date for Expression of Interest: Noon, Wednesday 3rd September 2025**

For further information or to arrange a viewing:

Please contact: Catherine Heard, Strategic Property via lbb.estates@bromley.gov.uk

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| Location: | Dunkery Road, Mottingham, SE9 4HY - Adjacent to the Duke of Kent Court Bowls Club |
| Ward: | Mottingham |
| Use: | <p>This playing field was last occupied by a private football club until June 2000.</p> <p>The Council would like to bring lesser-known sporting and exercise activities to this site and ensure we continue the legacy of the London Playing Fields Society who originally held the much larger lease for recreational green space in Mottingham. We encourage any interested applicant to view historical online Planning applications for:</p> <p>‘Playing field Dunkery Road, Mottingham, London’</p> <p>There are no built facilities on the proposed site but connections to nearby services for a small premises might be permitted once appropriate Planning permissions have been granted and a thorough site management proposal proves any benefit.</p> |
| Description: | <p>The site outlined in red on the plan measures 2.5ha and forms part of our boroughs Metropolitan Open Land (MOL) which is afforded the same status and level of protection as Green Belt.</p> <p>The playing field has become overgrown and whilst most trees are less than 30 years old it will not be possible to reinstate the whole site. There is potential for approximately half of the land (around 12,525 m²) to be developed into a new sporting facility. A phased approach to site development would be a better approach, when considering the impact on the surrounding environment.</p> <p>Any potential applicant will need to work within the confines of the encompassing ecology landscape, with its tree copses acting as a natural buffer. Whilst there are currently no Tree Preservation Orders our priority remains the protection of significant green space whilst developing community wellbeing through sport and recreation.</p> <p>There is a driveway, shaded brown on the plan that will be shared with our existing tenant at the Bowls Club. Access times will need to be negotiated once final design schemes are presented, as part of Stage 3. Some of the land hatched green on the plan could be allocated for tenant parking. By mentioning these development options, we hope to broaden applicant interest.</p> <p>Important aspects to consider and expectations, subject to statutory consents:</p> <ul style="list-style-type: none"> • Any new sports or fitness facility will be sharing the accessway to the site with the Duke of Kent Court Bowls Club. • Site development will be limited by the presence of existing mature or established groups of trees that offer privacy screening for adjacent residents. • Applicants that successfully reach Stage 3 will need to survey the trees. • The tenant will need to undertake their own site assessment for wildlife and conservation, carefully developing a site scheme to work in tandem with nature. • A small clubhouse, shelter or equipment storage unit might be permitted for related sports use but not private social functions. • There are currently no toilet or showers facilities on site. • With schools in the proximity there are options to offer alternative away sports. • The Council will consider applications that strengthen connections with our adjoining estate and public open spaces that already cater for sports. <p>There are three community shopping parades near the site, including those approaching Grove Park. The local shops at Kimmeridge Road in Mottingham are the closest, with Mottingham Road Parade being 0.8 miles.</p> |

- Rent:** The Council will expect an annual rent to be payable quarterly, in advance. We're prepared to consider the impact of site reinstatement works on the ability to pay initial rent. Our expected rental income will be quantified at Stage 3.
- Terms:** Flexible terms to be negotiated with vacant possession on a new lease. A term of between 6 - 25 years would be considered and will be subject to rent reviews on the anniversary each 3rd or 5th year depending on the lease term. The reviewed rent will not fall below the initial rent.
- Repairs:** Applicants must inspect the site with the incoming tenant expected to take the site as seen and will become responsible for the final demised land, its retained trees and any ongoing ecology assessments. The upkeep and retention of the Landlord's existing boundary fences will also be a requirement of the lease.
- Planning Policy:** Any potential development on MOL would be covered by Policy 50 within the National Planning Policy Framework. Currently there are no live planning applications for the site or the Bowls Club who have a 21-year lease that's due for renewal in April 2026.
- All previous planning history has centred on adding amenities to the site to improve recreational facilities in the vicinity.
- In 2014 the adjacent Bowls Club were given permission for a single-storey clubhouse extension.
- Costs:** The incoming tenant will be responsible for the Council's legal costs and professional surveyor's fees. These costs will be confirmed at Stage 3, are estimated at: **£3,585.00** Should the successful applicant withdraw after the Council's formal acceptance of their offer, then the applicant will pay all the Council's abortive costs.



THREE STAGE PROCESS

Stage 1 – Applicants and their advisors are invited to visit the site on either specified date to assess the playing field and consider our adjoining land.

Stage 2 – Applicants will submit their EXPRESSION OF INTEREST form by the deadline of **Noon, Wednesday 3rd September 2025** which must evidence ideas for a progressive recreational site development, including potential income streams and sketches detailing plans for your proposal.

Stage 3 – Once the Council has shortlisted potentially suitable schemes, these applicants will be advised of our preferred direction and can choose to partake in a small informal tender process. This tender application must be submitted with a final business plan, site diagrams, supporting surveys and a rent proposal by the closing date of **Noon, Wednesday 5th November 2025**.

DESIGNATIONS

The wider Metropolitan Open Land extends to the north to include Mottingham Sports Ground and just north of the site boundary is the River Quaggy tributary which flows in the direction of Grove Park. The site borders the rear gardens of residential properties on the western and southern boundaries, in the main these are terraced houses with rear extensions.

Beyond the Bowls Club to the eastern side you enter the top section of Lower Marvels Wood, located beside Court Farm Road. There's extensive amenity land within this Ward, made up of sports fields and woodlands.

In terms of policy context, the site is governed but not executive to the following planning policies:

- Metropolitan Open Land (MOL)

- Green Chain and its walks
- Adjoins a Site of Importance for Nature Conservation (SINC)
- Biggin Hill Safeguarding Birds
- London City Airport Safeguarding

Before submitting an Expression of Interest, please familiarise yourself with **POLICY 50** of the National Planning Policy Framework. Plus, our own Planning Policies: 49 (Greenbelt) & 50 (MOL) within Chapter 5 of the '**Bromley Local Plan**'. Alongside guidance in Policy G3 within the '**London Plan**'.

OPEN SPACE NOTICE

Once any lease is agreed the tenant will be required to contribute to £60.00 + VAT for the serving of an Open Space Notice, which is advertised in the local press.

LOCAL AUTHORITY

London Borough of Bromley (Ward: Mottingham)

BUSINESS RATES

The Lessee will be responsible.

EPC – N/A

SITE SERVICES

There are no known services connected to this site with only temporary structures permitted in the past.

TENDER APPLICATION PACK - STAGE 3

The application pack will be made available online once viewings complete and upon approval of the applicants' expression of interest. Informal tender submissions must be made on our TENDER FORM that will be provided, along with all instructions for this next step.

PHOTOGRAPHS

The photographs within these particulars were taken June 2025.

VIEWINGS

The site will be available to view strictly by appointment. Applicants must register their interest with Estates prior to attending the viewing days. The Landlord does not accept any responsibility for accidents or personal injury resulting from viewings whether accompanied or not.

BOUNDARIES

Prospective tenants must satisfy themselves on the location of all boundaries from inspection around the site and from the plans available.

MISREPRESENTATION ACT 1967

These particulars do not constitute the whole or any part of an offer and all information, is supplied entirely without prejudice and is given as a guide and no liability is accepted for any error, omission or misstatement contained or implied in these particulars.

LANDLORD'S NOTE

We have not carried out detailed or land surveys, nor tested the potential services or any fittings.

The measurements quoted are for guidance purposes only. Your own site evaluation should establish the best use of the site. Applicants should not rely upon our statements or representations as fact and must satisfy themselves (by inspection or otherwise) as to the extent of suitability of our land to be let.