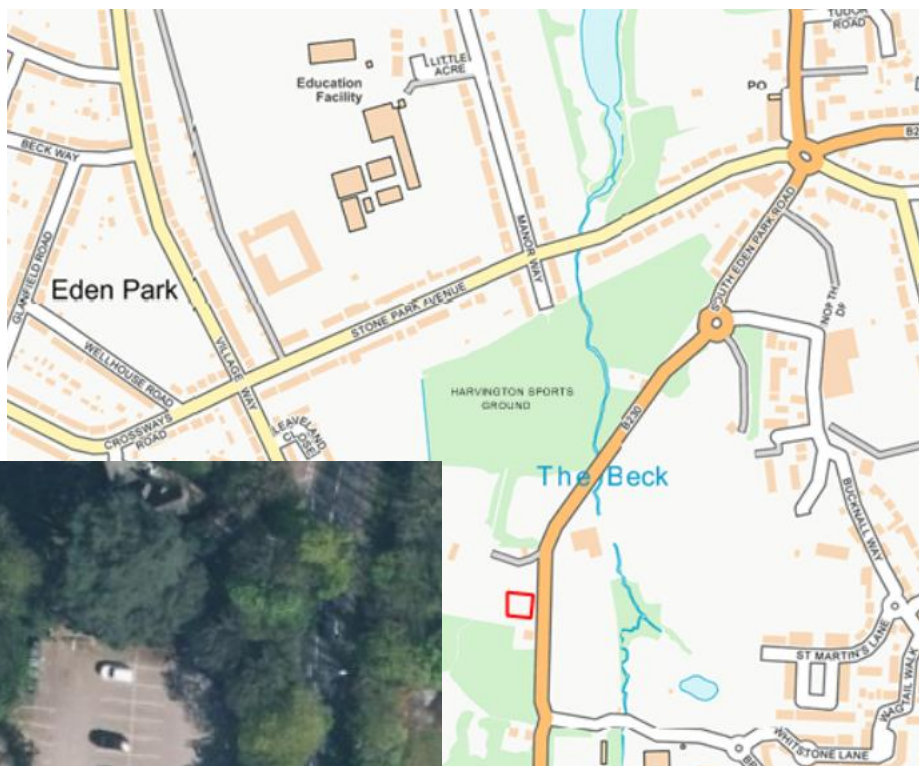


PARK RECREATION AREA

Leasehold, Expression of Interest - To Let
South Eden Park Road, Beckenham, BR3



- Within a busy and popular park setting
 - Lease available by informal tender
 - Viewings by appointment
- Closing date for bids: 30th October 2026**

For further information or to arrange a viewing:

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

Location:	Harvington Sports Ground, South Eden Park Road, BR3 3AT
Ward:	Kelsey and Eden Park
Use:	The most recent use of the site has been as a skate park. However, the Council is open to considering new uses that positively support the Recreation Ground community, encourage wider park use, and promote health, wellbeing, leisure and sports participation.
Description:	The site is currently a fenced hard standing area adjacent to the car park with Harvington Park. The site area (GEA) measures approximately 10,000 sqFT
Rent:	Offers will be invited on either a fixed annual basis or as a percentage of gross turnover.
Terms:	Flexible terms to be negotiated with vacant possession for a new contracted out fully repairing and insuring lease.
Repairs:	The site will be leased on a fully repairing and insuring basis.
Planning Policy:	Currently there are no live planning applications for the site. The incoming tenant should carry out their own planning due diligence.
Park Facilities:	The park has a children's play area, car park, football and multi-use sports court.
Development:	Development options will be considered (subject to consents) involving the following Criteria: • Generation of income that will provide the Council with best value for the space as part of its statutory duty. • Creation of a community benefit that will diversify the use of the Open Space (e.g., a multi-use space). As the site is situated within the community, all redevelopment options should explore enhancing this site for community and residents and maintain its use for such purposes.
Costs:	The successful in-going tenant will be responsible for the Council's legal and professional surveyor's fees. Should the successful applicant withdraw after formal acceptance of their offer, then the applicant is to pay the Council's abortive costs.

THREE STAGE PROCESS

Stage 1 – Applicants and their advisors are invited to visit the site before submitting an expression of interest.

Stage 2 – Applicants will submit their EXPRESSION OF INTEREST form by the deadline of **Noon, Friday 30th October 2026** 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 proposals, 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 final rent proposal by the closing date.

DESIGNATIONS

The land is Designated 'Metropolitan Open Land'

Bidders are expected to make enquiries as to the status of the land and any applicable designations which may affect its future use.

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: Kelsey & Eden Park)

BUSINESS RATES

TBC

EPC – N/A

SITE SERVICES

There are no known services connected to this site.

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.

PHOTOGRAGHS

The aerial photograph within these particulars were taken in July 2023.

VIEWINGS

The site is available to view. 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.

Nothing contained within these particulars shall constitute an offer or contract. We reserve the right to withdraw the property, amend the disposal process, or decline any offer received, at any stage and without providing reasons.