

This site forms part of a larger area of urban open space. It adjoins a public park to the west and a community garden to the east. It measures approximately four acres and has private gated access from Rangefield Road.



USE

The site is currently used for the playing of cricket, however it may be suitable for a variety of other activities or facilities, including Padel tennis courts or 4G Football pitches.

Proposals for both sport and alternative use will be considered. Preference will be given to a continuation of sports-based uses, particularly where proposals also incorporate wider community benefit.



PARKING

The current tenant facilitated onsite parking at the top of the site to the right of the private access. The area is unsurfaced and contains a number of established trees.

FACILITIES

The site currently has a pavilion; however this structure does not have building control approval and requires demolition and removal. The incoming tenant will be responsible for undertaking those works in exchange for a rent-free period.

SERVICES

The pavilion has mains electric, mains water and mains drainage connections.

RENT

The Council is inviting offers over £5,000 per annum on a fully repairing and insuring (FRI) ground lease.



- Private and secure site access
- Potential for multiple sporting activities and or alternative uses
- Applicants must be an incorporated entity (CIC, CIO, Company limited by guarantee or shares)
- All submitted site proposals will be subject to the statutory consents
- Viewings are permitted by appointment only. The Landlord does not accept any responsibility for accidents or personal injury resulting from viewings whether accompanied or not. No access will be available to the pavilion. Viewings will be held AM on Tuesday 27th October and PM on Tuesday 3rd November
- **Closing date for booking viewings:** 5pm on the Monday prior to the viewing date
- **Closing date for receipt of completed applications:** 5pm Friday 18th December 2026

For further information or to book a viewing:

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

PROPOSED LEASE – KEY TERMS

Rent:	The Council will expect an annual rent to be payable quarterly, in advance. The rent will be formed of two parts; a base rent and a turnover rent. Applicants are expected to put forward initial base rent offers over £5,000.
Use:	Specific use to be determined.
Term:	A lease contracted outside the security provisions of the Landlord and Tenant Act 1954 for a term of between 10 - 21 years will be considered. The maximum term will be determined by the proposed use and intended development of the site.
Rent Reviews:	The rent payable through the term will be subject to appropriate rent reviews (determined by use and term). The reviewed rent will not fall below the initial rent.
Repairs:	Applicants must attend a viewing to inspect the site. The incoming tenant is expected to undertake the necessary processes for demolition and removal of the pavilion within the first twelve months of occupation. A rent-free period will be provided to assist with the associated costs. The lease will be on a fully insuring and repairing basis.
Planning:	Applicants should make the necessary preliminary planning enquires regarding any consent which may be required for their proposed use. Where planning consent is necessary, the grant of a lease will be subject to consent being obtained.
Costs:	The incoming tenant will be responsible for the Council's legal costs and professional surveyor's fees. These costs will be confirmed with Heads of Terms offered to the successful applicant and 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.

TENDER APPLICATION PACK

The application pack will be made available to interested parties following their viewing. Documents will be sent digitally via email.

The pack will include: an application form, letting criteria and scoring matrix, letting details.

ADDITIONAL INFORMATION

PHOTOGRAPHS

The photographs within these particulars were taken September 2026.

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.