



60 Leaves Green Road Keston BR2 6DQ



60 Leaves Green, Keston, BR2

At Holmes Hosking we pride ourselves in doing more than just working in the interest of developers from start to finish. In April 2023, we successfully secured the site for our clients, 'PACK Developments.' The house, a bungalow measuring 800 sqft, was in a deteriorated state due to repossession by the previous owner's mortgage lenders.

HH and PACK were able to recognise the potential of this property, despite the presence of moldy carpets, roof leaks, and mushrooms growing on the windowsills. The property boasted a spacious garden and picturesque views of the Kent countryside, in a desirable location near Keston Village. Once the house was finished, our clients wasted no time in submitting their application to expand into the loft space. By the time Bromley approved the request, the house had been cleared and preparations for the construction were ready to commence!

As the builders commenced their construction work, the HH New Homes team sprang into action. Equipped with CGI floor plans and their creative writing skills, they initiated the marketing for the finished product, targeting potential buyers interested in purchasing 'off plan'.

By July, we'd been successful! A local family seeking a small relocation embraced the chance to secure the property and contribute to the design and features. Throughout the subsequent months, they meticulously planned the new kitchen, selected bathrooms and carpets, and even made alterations to the layout by moving a wall or two!

In January 2024, our buyers completed and moved into their new home, anticipating a contented and enduring stay. From the standpoint of the developer, acquiring the property at a competitive price, securing a buyer at such an early stage, and exiting the transaction just 8 months after purchasing the land while also earning a substantial profit, marked a big win!



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CASE STUDY

- Derelict reposed bungalow sold for £420,000 in April 2023
- Planning submitted and obtained in July 2023
- Off plan sale of the house agreed in July 2023
- Contracts exchanged December 2023
- Works completed January 2024
- Sale completed January 2024 at £830,000

