



Penshurst Place, 90-92 Southbridge Road, Croydon CR0 1AF
Freehold development site in Central Croydon with full planning permission

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ACCOMMODATION SCHEDULE

Unit	Description	Sqm	Sqft
1	3 bed, 4 person apartment	74.5	802
2	3 bed, 5 person apartment	108	1162
3	2 bed, 3 person apartment	61.3	660
4	1 bed, 2 person apartment	51.3	552
5	1 bed, 1 person apartment	43.7	470
6	1 bed, 2 person apartment	51.2	551
7	1 bed, 2 person apartment	51.3	552
8	1 bed, 1 person apartment	42.8	460
Total		484.1	5,209

PROPOSED FRONT ELEVATION



- Development site for sale
- Consent for 8 new build units
- 5 one bed, 1 two bed and 2 three bed apartments
- Finished units all qualify for 'Help To Buy'
- Located in central Croydon
- Guide price - £1,150,000 F/H

DESCRIPTION

A freehold development site with a full planning consent for the demolition of the existing building and the construction of a new 3-storey building to provide eight apartments. The plot is currently occupied by a single storey commercial building along Southbridge Road which includes a mixture of residential and commercial property.

The finished units will all qualify for 'Help To Buy' and if you consider the fantastic Central Croydon location the apartments will appeal to a range of end purchasers (young professionals, first time buyers, downsizers and investors).

Croydon is currently undergoing major regeneration and Westfield Shopping Centre is due to begin construction in the near future. This will inevitably attract thousands of jobs, increased trade and population to the area, all of which will no doubt increase the demand for apartment accommodation in Croydon.

PLANNING

Full planning consent was granted by Croydon Council under Ref: 18/05530FUL for the 'Demolition of existing building and construction of a new three-storey building to provide 8 flats'.

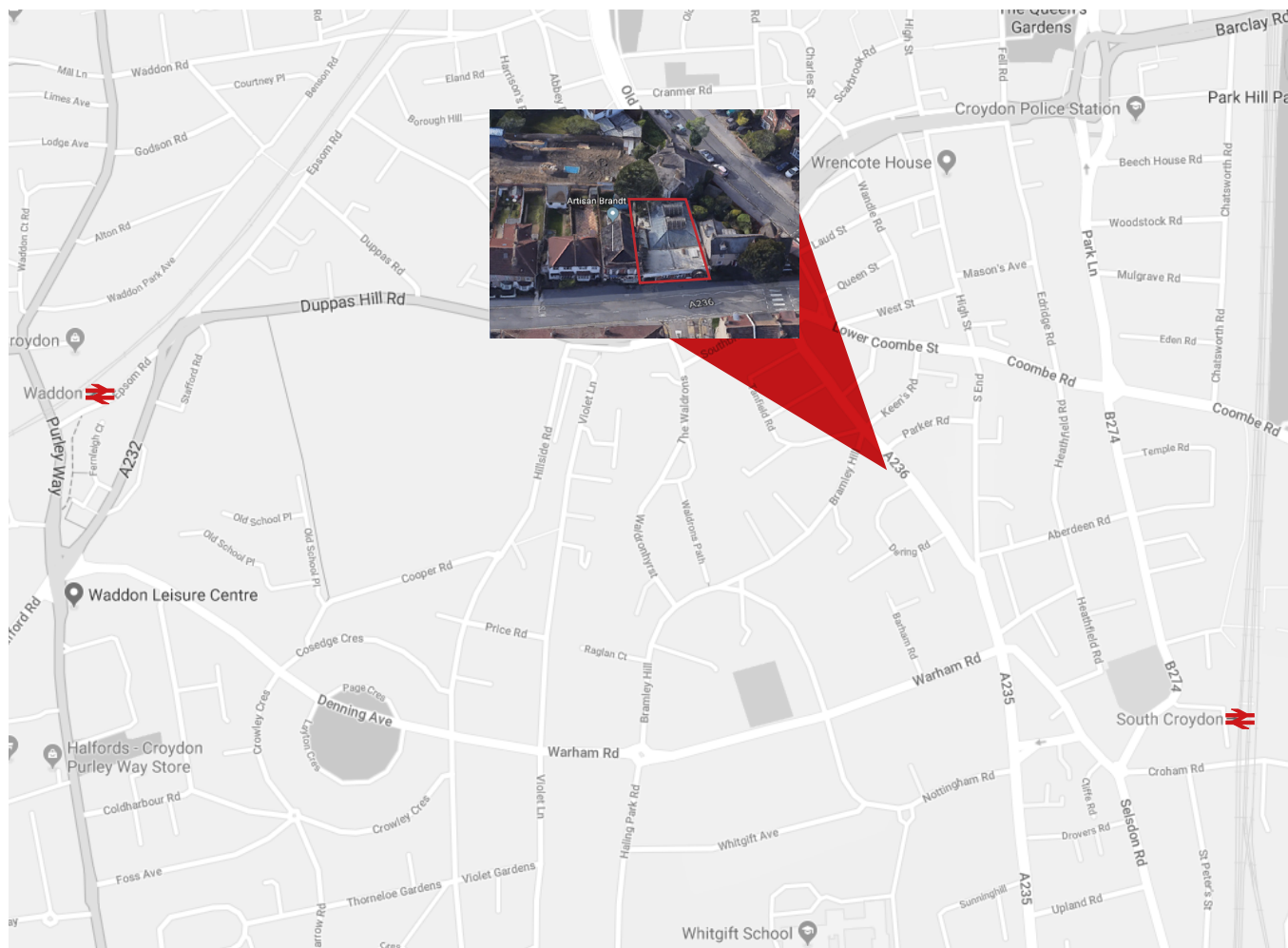


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LOCATION

The subject site is located on Southbridge Road, 150 yards from the High Street. South and East Croydon Stations are located 0.5 and 0.9 miles away respectively. Both provide direct services to Central London (London Bridge c. 15 minutes, London Victoria c. 17 minutes, London St Pancras c. 30 minutes), further afield to Gatwick Airport c. 18 minutes and many other popular destinations. There are bus stops located on the High Street (c.150 yards) which service the local area.

There are numerous national retailers on the High Street and in Central Croydon, which include Sainsbury's, Nandos, Next and Debenhams to name a few.

TERMS

Guide price of £1,150,000 are invited for the freehold interest with the benefit of planning permission Ref: '18/05530FUL'.

VAT

We understand that VAT is not applicable in this matter.

FURTHER INFORMATION

Copies of the approved plans, decision notice, and a schedule of anticipated resale values are available on request.

VIEWINGS

The site is visible from the road side.



For more information contact:
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