



141 Brancaster Lane, Purley, Surrey CR8 1HL
Consented freehold development site for sale

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- Freehold development opportunity
- Full planning consent for 6 new flats
- Less than 0.1 miles from Riddlesdown Station
- OIEO £700,000 F/H

DESCRIPTION

An opportunity to purchase a freehold development site which benefits from full planning consent for the alteration and extension to the existing dwelling to provide 6 flats. The finished units comprise 3 studio, 2 one bed and 1 three bed apartments. The site is located close to local amenities, bus and rail links. The finished units will make ideal starter homes whilst also appealing to downsizers and investors. Demand for apartment accommodation in this location is extremely high.

LOCATION

The subject property is situated in a commuter friendly location with excellent transport links into Central London. Riddlesdown Station is less than 0.1 miles away and provides a frequent service to London Victoria in approx. 26 mins, whilst Purley Station is 1.2 miles away and provides direct services to London Bridge in approx. 27 mins. Purley High Street is 1.3 miles away and offers a variety of national retailers such as Boots, Sainsbury's and Costa. There is also a local parade of shops 0.1 miles away which includes a post office, convenience store and pharmacy. There are bus stops 0.3 miles away which service the local area.



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ACCOMMODATION SCHEDULE

Unit	Floor	Description	Sqm	Sqft
1	Ground	One bedroom flat	51	549
2	Ground	One bedroom flat	54	581
3	Ground	One bedroom flat	38	409
4	First	One bedroom flat	40	431
5	First	Three bedroom flat	102	1098
6	Second	One bedroom flat	38	409
Total			323	3,477



PLANNING

Full planning consent has been granted by Croydon Council for the erection of two storey side/rear and roof extensions and conversion into 6 flats with associated parking, balconies and landscaping. Ref. 18/03059/OUT.

TERMS

A guide price of £700,000 is invited for the freehold interest with the benefit of the existing planning.

VAT

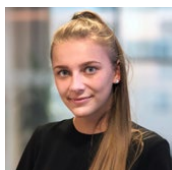
We understand that VAT is not applicable in this transaction.

FURTHER INFORMATION

Copies of plans, decision notice, title plan, other supporting documents, and schedule of anticipated resales and rental values are available upon request.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



For more information contact:
Chloe Wiseman
020 8315 5454

[Meet the rest of the team...](#)

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