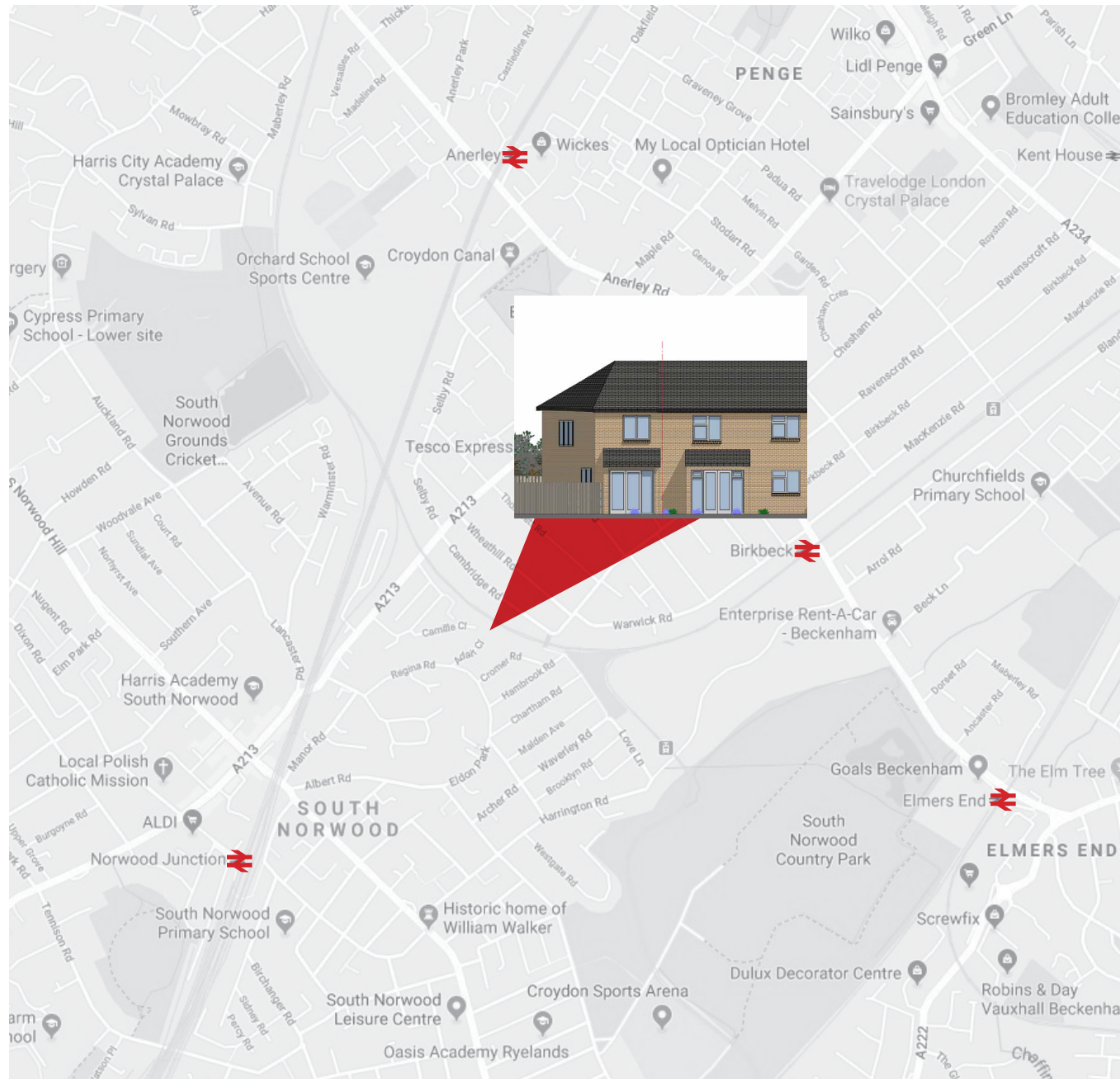




18a Adair Close, South Norwood, London SE25 4HF
Consented single plot for sale

[View more information...](#)





- Consented single plot for sale
- Planning permission to build a new two storey, 2 bedroom dwelling
- South Norwood within walking distance
- Close proximity to Norwood Junction, Anerley and Birkbeck Railway Stations
- GDV c.435,000 (help to buy applicable)
- OIEO £150,000 F/H

DESCRIPTION

A freehold development site with full planning permission for the construction of a two storey, 2 bedroom dwelling. The plot is currently vacant and the proposed dwelling will form an end of terrace house within walking distance of South Norwood High Street.

LOCATION

Positioned at the end of a row of terraced housing at the end of Adair Close, the site is in close proximity to South Norwood Town Centre which is made up of a mix of independent and national retailers and other typical high street facilities. In terms of transport, the property is 10 minutes from Norwood Junction, which offers commuters direct services to London Bridge and London Victoria. Birkbeck and Anerley stations are both less than a mile from the property. The area surrounding the property is predominantly residential with green spaces such as South Norwood Country Park located close by.

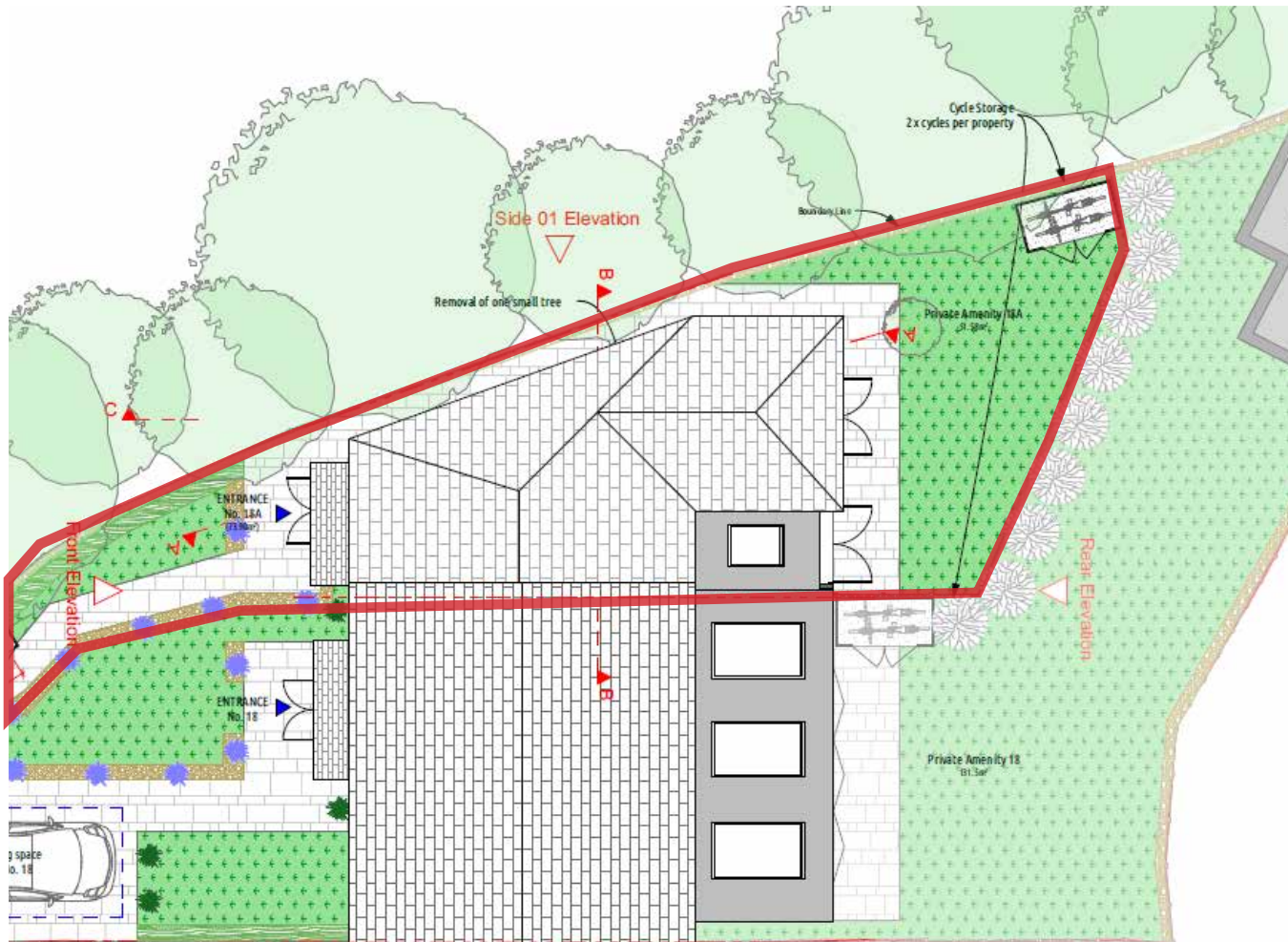


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 Bromley, Kent BR1 3JH
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PLANNING PERMISSION

Full planning permission was granted on 5th September 2019 by Croydon Council under reference 19/02683/FUL for the: '...Erection of a two bedroom end of terrace house...' The house will comprise an open-plan kitchen, living, dining, a utility and WC on the ground floor. The proposed first floor comprises a double bedroom, a single bedroom and a bathroom. There will be a garden to the rear of the property and car parking is largely unrestricted in the immediate vicinity.

TERMS

Offers in excess of £150,000 for the freehold interest with the benefit of planning permission.

VAT

We understand that VAT is not applicable in this transaction.

EPC

As the site is a vacant development opportunity no EPC is available.

FURTHER INFORMATION

The property title and register, consented plans and other associated planning documents/reports are all available upon request.

VIEWINGS

The site can be viewed from the roadside. Any internal/on site viewings are strictly by appointment only with sole agents Acorn Commercial on 0207 089 6555.



For more information contact:

**Freya McKeogh or
Steven Flannighan
020 7089 6555**



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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

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



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