

CGI of consented development



Land adjacent and rear of 110 Auckland Road & 4 Sylvan Road, Crystal Palace, London SE19 2BY/2BX

Consented freehold development site with planning for 9 x 2 bedroom apartments

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- Freehold development site
- Consent for 9 x 2 bedroom apartments
- Vacant and cleared site extending across c. 0.423 acres
- Located in a sought-after & affluent area
- 0.5 miles from Crystal Palace Triangle
- 0.6 miles away from Crystal Palace Railway Station
- Guide: £1,800,000 F/H

DESCRIPTION

A vacant and secluded site situated in an affluent and sought-after location, with planning permission for 9 x 2 bed apartments all with parking. The planning consent provides for a straightforward build of two separate blocks; with one at two storey and the other at three storey. The site extends to approximately 0.423 acres and benefits from two good points of access from both Sylvan and Auckland Road. The site offers further planning potential, subject to planning permission.

LOCATION

The site is situated within walking distance of the Crystal Palace Triangle and all its amenities, to the rear of properties on Sylvan and Auckland Road. Beulah Hill (A215) runs adjacent, as does Church Road (A212). Crystal Palace Railway Station is located 0.6 miles away and provides direct services to the Southern and London Overground lines, connecting the area to Euston, Liverpool Street and Victoria. Numerous local bus routes stop within the immediate vicinity of the site.



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1:500 @ A1 1:1000 @ A3



1:1250 @ A1 1:2500 @ A3



SCHEDULE OF ACCOMMODATION

Rear of 110 Auckland Road, Upper Norwood, London SE19 2BY

Unit	Floor	Description	Sqm	Sqft
1	Ground	2 bedroom 4 person apartment	65.5	705
2	Ground	2 bedroom 4 person apartment	65.5	705
3	First	2 bedroom 4 person apartment with balcony	65.5	705
4	First	2 bedroom 4 person apartment with balcony	65.5	705
Total			262	2,820

Rear of 4 Sylvan Road, Upper Norwood, London SE19 2RX

Unit	Floor	Description	Sqm	Sqft
5	Ground	2 bedroom 4 person apartment	80	861
6	First	2 bedroom 4 person apartment with balcony	85	915
7	First	2 bedroom 4 person apartment with balcony	90	969
8	Second	2 bedroom 4 person apartment with balcony	85	915
9	Second	2 bedroom 4 person apartment with balcony	80	861
Total			420	4,521



PLANNING

The site is located within the Church Road Conservation Area. Full planning permission was granted by Croydon Council on 23rd March 2018 under reference 16/06159/FUL for the “Erection of three storey building comprising 5 two bedroom flats at rear of 4 Sylvan Road and erection of two storey building comprising 4 two bedroom flats at rear of 110 Auckland Road, provision of associated vehicle and pedestrian accesses and off-street parking (from Auckland Road), provision of associated refuse and cycle storage”.

PLANNING OBLIGATIONS

A Community Infrastructure Levy (CIL) payment is due from the eventual developer to Croydon Council and the Mayor of London respectively. This payment totals c. £120,000.

FURTHER INFORMATION

The following further information is available upon request:

- Full set of consented plans
- All supporting information for the planning application
- Planning permission
- Site survey
- Tree report
- Land surveys
- CIL notice
- Title registers and title plans



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TERMS

Guide - £1,800,000 for the vacant freehold site with the benefit of planning permission.

The site is split into two separate titles. Each title is owned by a separate company (SPV) set up by the owner when the titles were originally purchased. These two companies have only been active in relation to the purchase and planning promotion of the subject sites.

VAT

We understand that VAT is not chargeable on the sale price.

VIEWINGS

Viewings are available upon request via Acorn's Commercial & Development Division on commercial@acorn.ltd.uk or 020 7089 6555.



**For more
information
contact:
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