



- Consented development site for sale
- Planning permission for 3 houses
- All proposed houses will qualify for 'help to buy'
- Located close by to Croydon town centre
- Guide price £475,000 F/H

DESCRIPTION

An opportunity to acquire freehold development site which benefits from planning permission for the construction of 3 two bedroom houses. The finished units will all qualify for 'help to buy' and as such, will appeal to first time buyers, young professionals and families. The site is located in a predominantly residential area and benefits from being within walking distance of a number of railway stations (Selhurst, West Croydon, Thornton Heath). Whilst being two bedroom houses, two of the units benefit from an additional home office on the ground floor. It's fair to say that the chance to buy a consented development site to build Help to Buy houses in such a sought after location is rare.

PLANNING

The property was granted full planning permission by Croydon Council for the 'Erection of 3 x 2 bed detached dwellings with associated refuse stage area' Ref 19/01744/FUL.

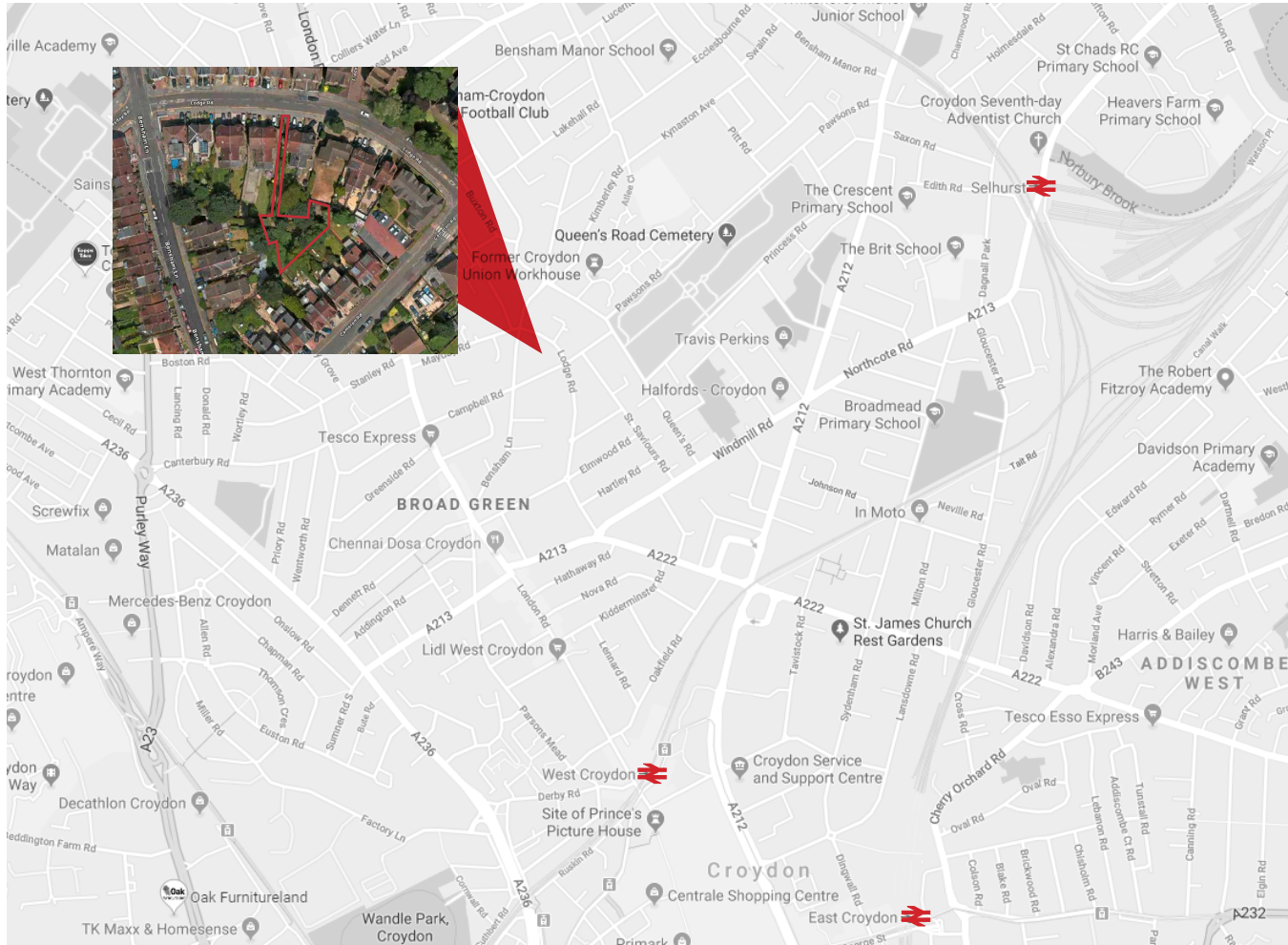
ACCOMMODATION SCHEDULE

Unit	Type	Beds	Sqm	Sqft
1	Detached	2	78	837
2	Detached	2 + study	116	1,245
3	Detached	2 + study	103	1,112

Land rear of 51 Lodge Road, Croydon CR0 2PH

Consented development site for sale

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LOCATION

The site is situated behind an attractive residential road with access via Lodge Road. London Road is 0.2 miles away and serves as the main road between the centre of Croydon through to Norbury, Brixton (A23) and into Central London. Not only that, but London Road (0.2 miles) is home to a number of national and local retailers which provides a range of amenities and services. Additionally Croydon town centre is c.1 mile away and provides further retail, leisure and restaurant facilities. West Croydon, Thornton Heath and Selhurst Stations are located 0.9- 1 mile away from the site and provides frequent services to London Victoria and London Bridge, whilst West Croydon Station also services New Cross, Shoreditch High Street, Highbury & Islington. East Croydon Station is 1.2 miles away and serves the above destinations, as well as, St Pancras International, London Blackfriars, Farringdon and Brighton & Hove.

TERMS

A guide price of £475,000 has been set for the freehold interest.

VAT

We understand that VAT is not applicable in this transaction.

FURTHER INFORMATION

Copies of plans and resale 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:
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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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