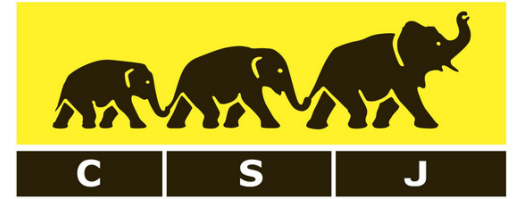
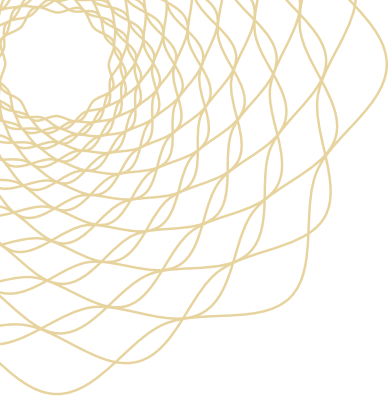


DUPPAS HILL TERRACE CROYDON, CR0 4BA



The Opportunity

A freehold development site with planning pending for a new build apartment scheme of 32 units comprising studios, 1, 2 & 3 bedrooms

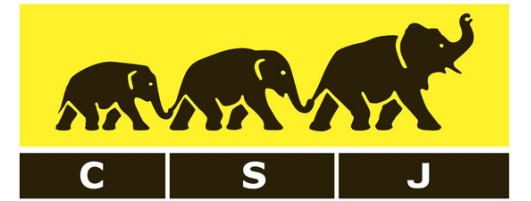
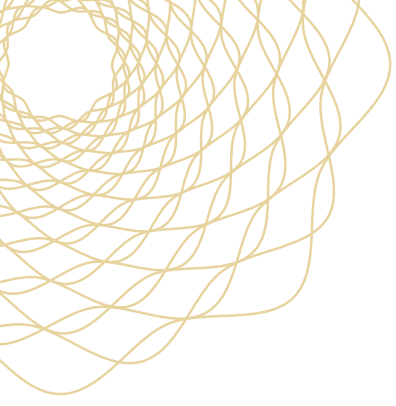
The Location

The property is located just a few minutes from the Centre of Croydon in a predominantly residential area.

East Croydon Railway Station is less than a mile away and is arguably one of the best transport hubs in London, getting to major destinations such as Gatwick in 15 minutes, Clapham Junction in 9 minutes, Victoria in 15 minutes and London Bridge in 17 minutes.

Tramlink provides a fast, frequent and reliable tram service to routes through central Croydon from Wimbledon, Beckenham, Elmers End and New Addington and this can be found less than half a mile away





The Site

The site is occupied by two detached houses and is held under the same SPV

Site area is approximately 0.340 acres

Title numbers SY47414 / SGL85339 / SGL800488

The Planning

Following pre application meetings a detailed application has been submitted to Croydon Borough Council and a decisions is expected soon

22/02370/FUL | Demolition of existing buildings and redevelopment to provide a part 5, part 3 storey building accommodating 32 residential units, with associated amenity space, bike and refuse storage, vehicular access and car parking

Link to Application [HERE](#)

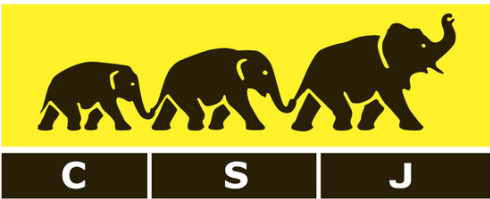
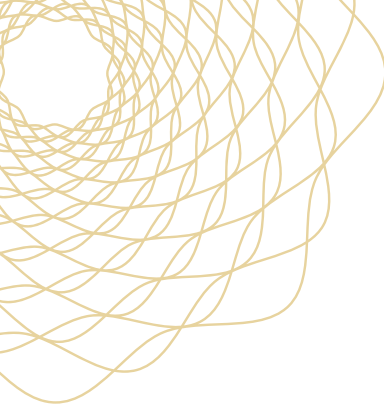
Details of full site history is available on the planning portal





Duppas Hill Terrace: Schedule of Proposed Flats				
Flat Number	Floor	Unit Type	Unit GIA (sqm)	Private Amenity Area (sqm)
1	Ground Floor	1 Bed 2 Person	61.9	33.3
2	Ground Floor	1 Bed 2 Person	55.6	32.0
3	Ground Floor	2 Bed 3 Person	64.8	22.3
4	Ground Floor	2 Bed 4 Person	100.4	11.6
5	Ground Floor	1 Bed 2 Person	50.0	11.9
6	Ground Floor	2 Bed 3 Person	63.0	52.7
7	First Floor	1 Bed 2 Person	50.0	6.1
8	First Floor	1 Bed 2 Person	50.2	5.6
9	First Floor	Studio	37.0	5.0
10	First Floor	3 Bed 4 Person	74.1	8.7
11	First Floor	1 Bed 2 Person	51.0	5.9
12	First Floor	3 Bed 4 Person	75.4	7.4
13	First Floor	1 Bed 2 Person	50.7	6.5
14	First Floor	1 Bed 2 Person	54.9	5.8
15	Second Floor	1 Bed 2 Person	50.0	6.1
16	Second Floor	1 Bed 2 Person	50.2	5.6
17	Second Floor	Studio	37.0	5.0
18	Second Floor	3 Bed 4 Person	74.1	8.7
19	Second Floor	1 Bed 2 Person	51.0	5.9
20	Second Floor	3 Bed 4 Person	75.4	7.4
21	Second Floor	1 Bed 2 Person	50.7	6.5
22	Second Floor	1 Bed 2 Person	54.9	5.8
23	Third Floor	3 Bed 4 Person	74.4	9.3
24	Third Floor	1 Bed 2 Person	50.4	5.6
25	Third Floor	1 Bed 2 Person	51.8	6.6
26	Third Floor	3 Bed 4 Person	74.0	7.0
27	Third Floor	1 Bed 2 Person	50.0	9.0
28	Fourth Floor	3 Bed 6 Person	95.5	9.0
29	Fourth Floor	2 Bed 3 Person	61.0	6.2
30	Fourth Floor	3 Bed 4 Person	74.5	7.4
31	Fourth Floor	1 Bed 2 Person	52.5	6.1
32	Fourth Floor	1 Bed 2 Person	53.9	5.9

Totals	1920.3	337.9
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The CIL & S106

CIL: Approximately £369,000

Affordable Housing: 15% of the units are expected to be affordable

The Viewings

The site is visible from the roadside but houses are currently tenanted and access is strictly by appointment only

Contact Sole Agents
Christopher St James 020 8545 0591

The Terms

The site is owned within an SPV which can be purchased

Offers are invited subject to the grant of planning which is imminent

Guide Price £3,000,000 Freehold

Images

Please be advised that all images used are computer generated and whilst they represent a likeness to the finished product they are for illustration purposes only





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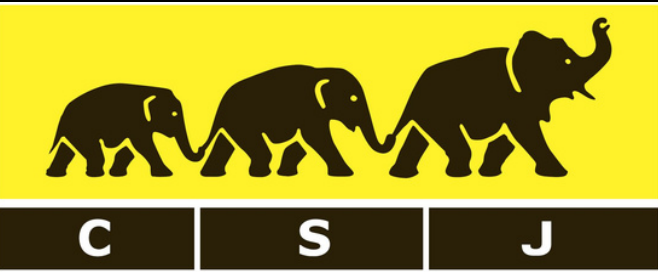
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Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC 1 Duppas

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

EPC 3 Duppas

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		