



**FOR SALE BY  
AUCTION  
UNLESS  
SOLD PRIOR**

**LAND R/O 71 GYPSY ROAD  
NORWOOD, LONDON SE27 9QS**

***Guide Price £95,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8545 0591**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[developments@csj.eu.com](mailto:developments@csj.eu.com)**





**Christopher St. James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Residential / Commercial / Land & Development

020 8545 0591  
[www.csj.eu.com](http://www.csj.eu.com)  
[developments@csj.eu.com](mailto:developments@csj.eu.com)





## DESCRIPTION

An irregular shaped parcel of land with potential for redevelopment subject to the relevant planning consents

Please refer to legal pack on the below link for more information

[LINK TO AUCTION & LEGAL PACK](#)

## LOCATION

The land is situated to the rear of 71 Gypsy Road and is surrounded by residential. The nearest station is West Norwood just 0.5 miles away and offers Southern Rail Services in and out of London

## SITE AREA

**Total Site Area:** Approximately 213 sqm (2,292 sq ft)

## PLANNING

A search of the Lambeth planning portal shows no recent planning history on the site. The land is not in a flood zone or conservation area

## TERMS

For sale at Auction House London 7th December sale unless sold prior (LOT 101)  
Guide Price £95,000 Freehold

## VIEWINGS

Wednesday 23rd November 12:00 - 12:30

Wednesday 30th November 12:00 - 12:30

## THE SMALL PRINT

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.