

**BUILDING PLOT  
CONSENT FOR 2 HOUSES**



**CGI IMAGE OF PROPOSED**

**SANDERSTEAD ROAD  
SOUTH CROYDON CR2 0AJ**

**Guide Price £350,000 Freehold**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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## THE DESCRIPTION

Freehold development site with planning consent for 2 new houses

Total GIA:

Plot size: 324 Sqm

Accommodation: 2 x 3-Storey four bedroom semi detached houses of 103.3 sqm

## THE LOCATION

Sought after location and convenient for a number of good schools, transport links into London and easy access to M25.

The area is well served with excellent schools to include Riddlesdown Collegiate, Cumnor House, St Davids and Whitgift.

Croydon town centre offers The Whitgift centre shopping facilities and East Croydon station. The M25/M23 is approximately fifteen minutes drive giving easy access to Gatwick airport.

## THE PLANNING

Planning was allowed at appeal for erection of 2 x 3- storey dwellings accessed from Sanderstead Road with associated landscaping and bin and bike stores

CIL Estimate £41,000

## THE PRICE

Guide Price £400,000 Freehold

## DATAROOM

Full information found in our dataroom [HERE](#)

Password: sanderstead1

## THE SMALL PRINT

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