



**DEVELOPMENT SITE
NEW BUILD 5 X HOUSES**

**119 OLD FARLEIGH ROAD
SOUTH CROYDON CR2 8QD**

Guide Price £800,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

On the instruction of fixed charge receivers.

Consented development opportunity for sale with planning to build 5 x brand new houses and possible scope to further enhance density STPP.

We understand that the site previously comprised a detached bungalow which has been demolished and excavation works have begun for completion of the foundations.

Plot size: 0.2 acres

LOCATION

Residential location with great amenities in the local and surrounding area including several mainline railway stations operating on separate lines, bus services linking Croydon, Purley, Sanderstead and Warlingham, shopping facilities at Selsdon, Croydon, Purley and Sanderstead Village.

Excellent state and private school for all ages including the nearby Croydon High School For Girls, Greenvale Primary School, Royal Russell, Whitgift and Trinity.

The M25/M23 junction 6 can be found at Godstone and provides access to Gatwick Airport, and the south coast

PLANNING

Planning granted by Croydon Council for ... Demolition of existing bungalow and erect a terrace of 3 x three bedroom houses with shared access and drive way using the existing entrance from Old Farleigh Road and 2 x one bedroom house to the rear accessed via the existing entrance and via under croft.

ACCOMMODATION

The proposed scheme of 5 houses comprises

Plot 1 - Three bedroom end terrace 99 sqm (1,066 sq ft)

Plot 2 - Three bedroom mid terrace 105 sqm (1,130 sq ft)

Plot 3 - Three bedroom end terrace 89 sqm (958 sq ft)

Plot 4 - One bedroom semi detached 60 sqm (624 sq ft)

Plot 5 - One bedroom semi detached 60 sqm (624 sq ft)

CIL & S106

We understand a CIL payment of £44,000 is outstanding

No S106 contributions are payable

TERMS

We are instructed to seek offers on an unconditional basis

Guide Price £800,000

DATA ROOM

Access to data room with further information and plans [HERE](#)

Password: old1

VIEWING

Contact Sole Agents Christopher St James 020 8545 0591



THE SMALL PRINT

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

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