

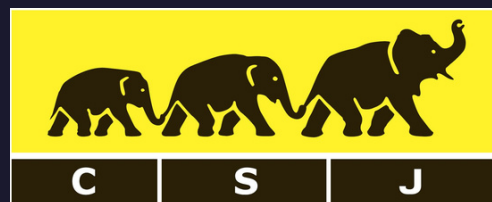


# Airspace Development For Sale

**Becton Court**

**284 Holmesdale Road, SE25 6HS**

Marketing Particulars August 2024





## Summary

- Investment / development opportunity
- Freehold airspace
- Title Nos: SGL385976
- Planning granted
- Croydon Ref: 23/04076/FUL
- 2 x new flats
- Listed Building: No
- CIL £28,402.20
- S106: nil



## Location

Holmesdale Road is ideal for any commuter requiring access into the City due to its close proximity to Norwood Junction station which offers direct services into London Victoria, London Bridge and Clapham Junction.

This property is close to a diverse selection of amenities on South Norwood Highstreet and The Crystal Palace Triangle is only a short bus journey away, boasting a wide array of independent shops, gastro pubs and restaurants.



## Description

Consented airspace development opportunity to construct 2 x brand new flats

Existing purpose built block of apartments beneath a flat roof, communal garden space to back, front and side, Off street parking spaces can also be found at the rear which are allocated for the existing flats and not for use by the new units

## Planning

Croydon Borough Council granted planning ref: 23/04076/FUL for ...

Erection of one additional storey to provide 2no. self-contained flats within a mansard roof including alterations to facades of existing building and alterations to landscaping and amenity areas

## Terms

Guide Price £250,000

Unconditional offers only

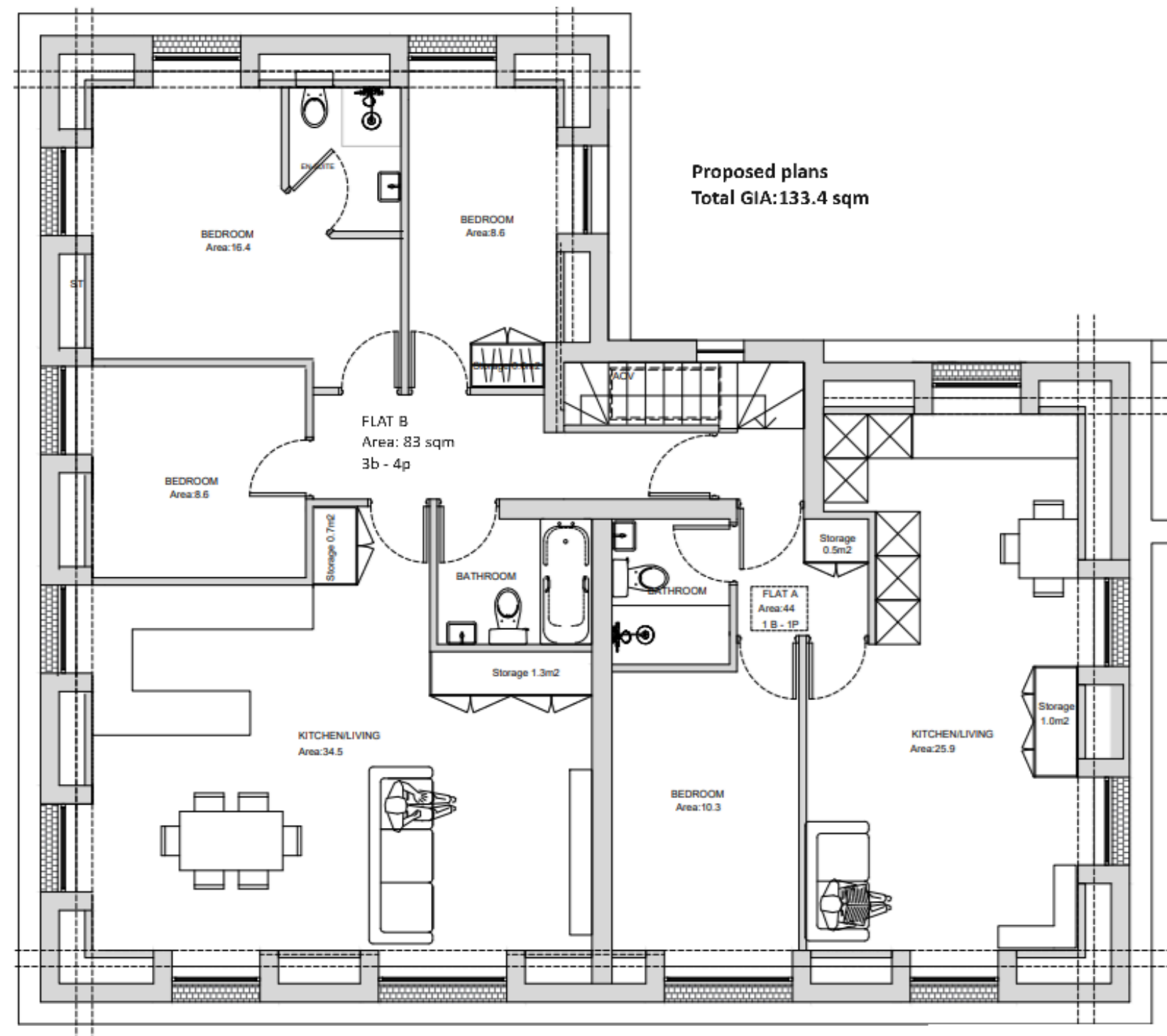
SPV Sale: No

## Viewings

The site can be viewed from the roadside with access to the communal areas strictly by appointment only

Contact sole agents

Christopher St James 020 8296 1270

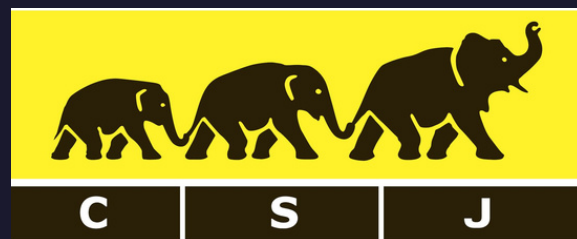




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