



**LAND RO, 86 & 90 CATERHAM DRIVE,
COULSDON, SURREY, CR5 1JG**

Guide Price £1,700,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Consented development site for sale.

An existing house and surrounding land extending to circa 1 acre, Planning now granted to demolish the existing property creating a new access road and construct 6 x detached and 2 x semi detached dwellings all with south - west facing gardens with parking.

CIL Est: £250,000

S106 Est: £12,000

GDV Est: £6,675,000 (blended average of £500 psf)

SPV: The opportunity is held in an SPV which can be purchased

Location

Popular family residential location offering access to quality schools, including the well-regarded Keston Primary nearby, the beautiful Coulsdon Common and Farthing Downs. Good local bus routes nearby and Coulsdon South station making Central London easily accessible.

Data Room

Plans and further information available in our data room

Access code: caterham1

Terms

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Viewing

Contact Christopher St James 020 8296 1270

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.

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