



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**19 HIGHER DRIVE, PURLEY, SURREY, CR8
2HQ**

Guide Price £800,000 Freehold



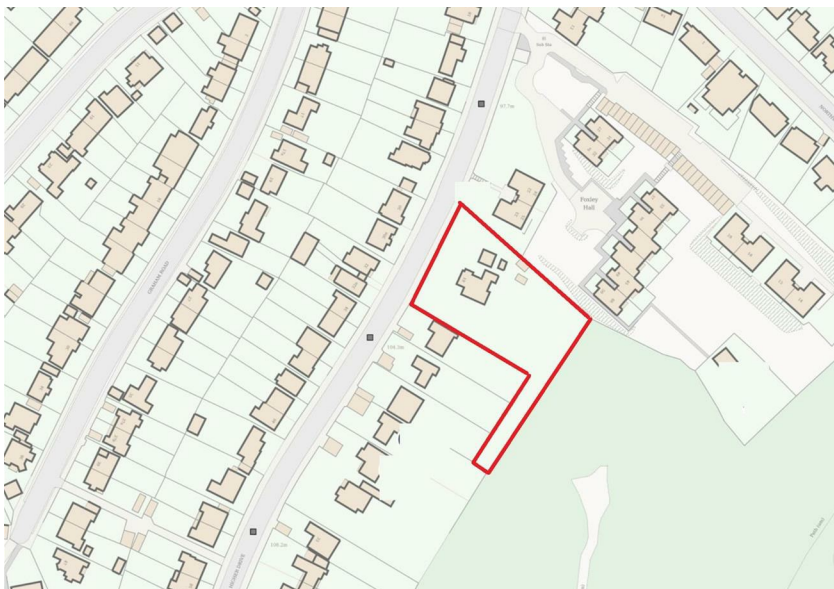
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

For sale by auction unless sold prior

Family home / Development Site For Sale (Positive pre app received)

An existing detached four bedroom house which is in need of complete refurbishment throughout.

The property sits on one of the largest plots in the road circa 0.65 acres and subject to the relevant consents offers clear potential for large extensions or a comprehensive development creating multiple dwellings.

Council Tax Band: G

EPC Rating: D

For further information and legal pack download please refer to Savills auction website

Location

The property is located in a residential area with good access to amenities. Beaumont Primary School (Outstanding) is just 0.2 miles away, with several other well-rated schools within a mile. The nearest rail station, Reedham, is about 0.3 miles away, providing convenient transport links. Local shopping is available at Purley High Street, 0.6 miles distant, while larger retail options can be found at Purley Cross Retail Park, about a mile away.

Terms

Guide Price £800,000

Available in the upcoming Savills auction on Wednesday 05 November 2025 (Lot 538)

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.