

London CR5 - Land adjoining 305 Brighton Road, Coulsdon CR5 3EA
Freehold Land with Residential Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



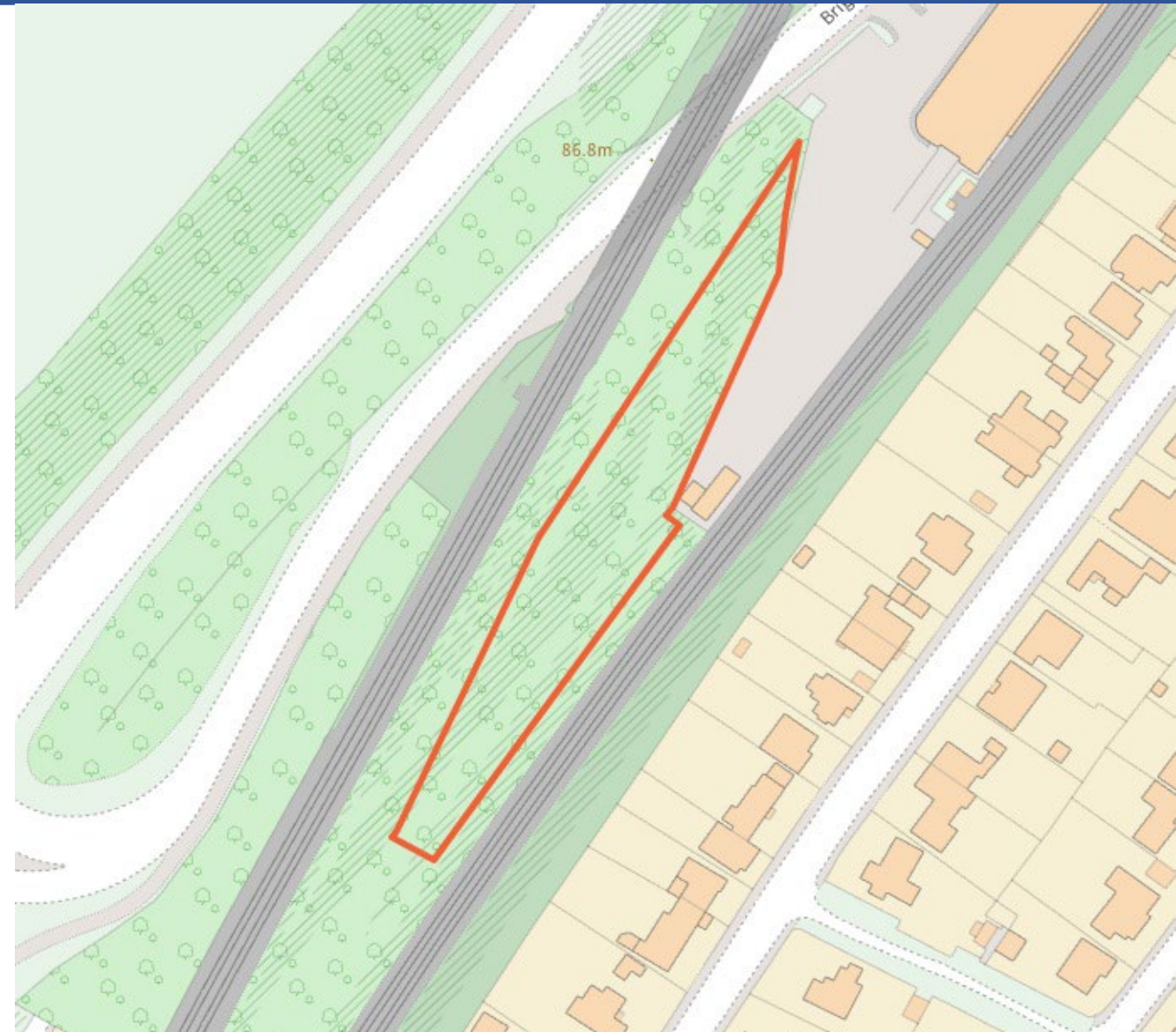
London CR5 - Land adjoining 305 Brighton Road, Coulsdon CR5 3EA

Freehold Land with Residential Development Potential



Investment Consideration:

- OIEO: £500,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises vacant plot of land 0.73 acres
- Residential development potential, subject to obtaining the necessary consents
- Croydon council has previously expressed positive feedback for development of residential block of 24 apartments with associated vehicular access and parking
- Potential to redevelop into larger residential scheme, subject to obtaining planning
- Situated within 350m from Coulsdon Train Station, providing direct services to London Bridge in 20 minutes
- Occupiers in Coulsdon Town Centre include Waitrose, Tesco Express, Aldi, Boots, Pizza Express and more.



London CR5 - Land adjoining 305 Brighton Road, Coulsdon CR5 3EA

Freehold Land with Residential Development Potential



Property Description:

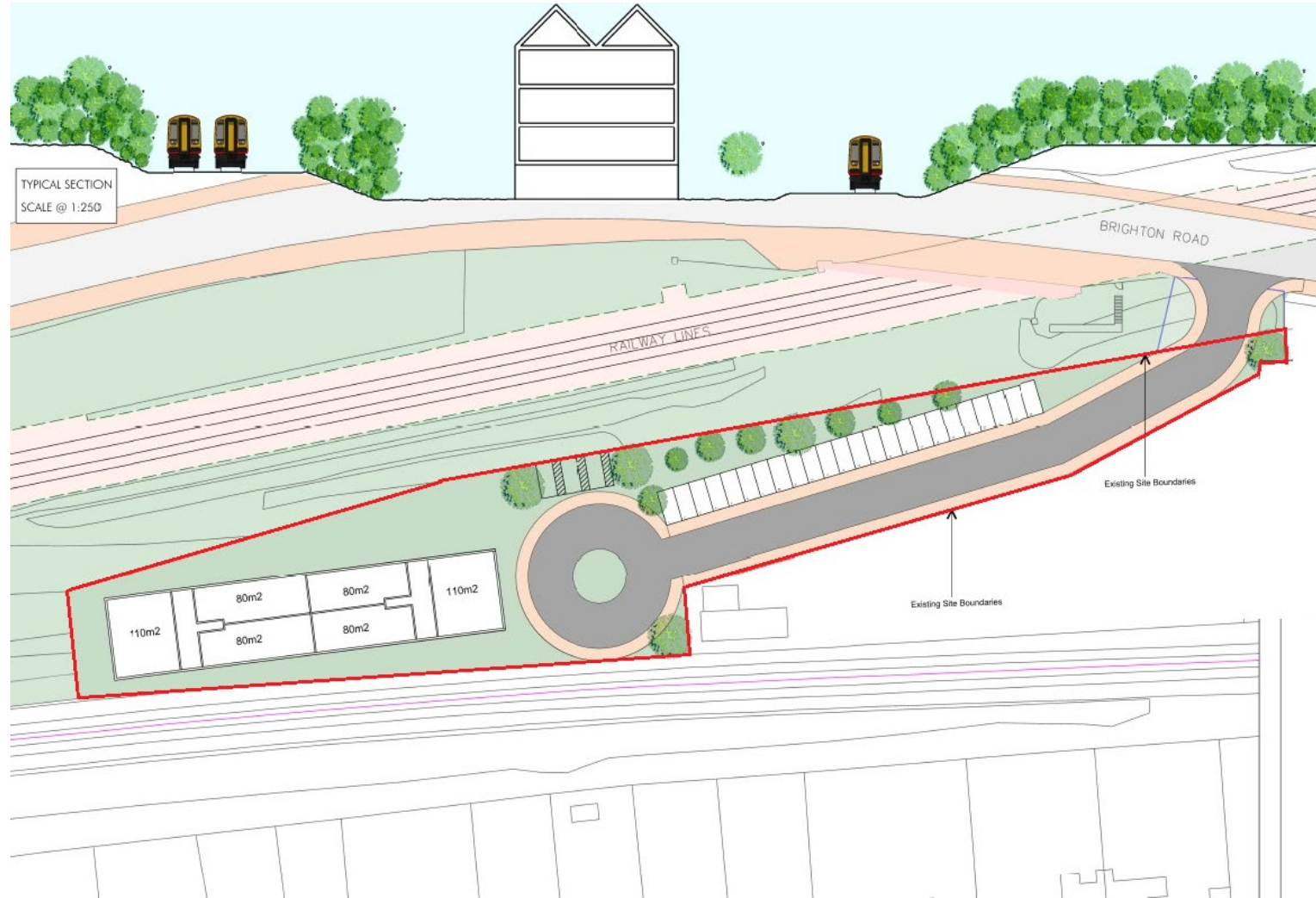
The site has a size of 0.73 acres and is located on the southern side of Brighton Road, in a pocket of land between the two railway lines, one of which is located at a higher level than the site.

Development Potential:

Residential development potential, subject to obtaining the necessary consents. Pre-app previously submitted in 2019 with positive feedback for erection of residential block of 24 apartments with associated parking and outdoor space.

Prospective buyers should consult directly with Croydon Council for any further enquiries.

<https://www.croydon.gov.uk/planning-and-regeneration>



Proposed Site Plan

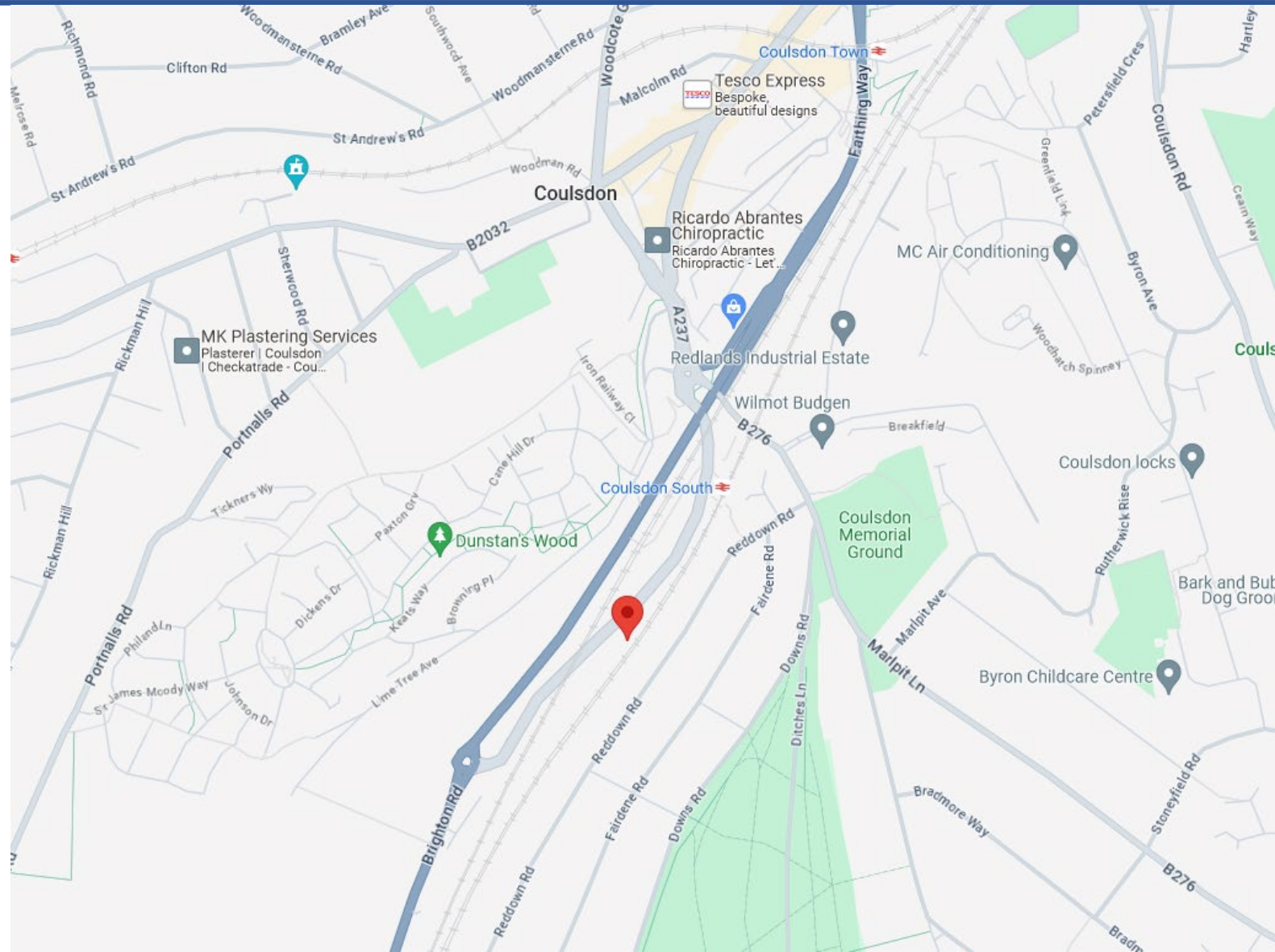
London CR5 - Land adjoining 305 Brighton Road, Coulsdon CR5 3EA

Freehold Land with Residential Development Potential



Location:

Coulsdon is a town in south London, England, within the London Borough of Croydon. The property is situated within 350m from Coulsdon Train Station, providing direct services to London Bridge in 20 minutes. Occupiers in Coulsdon Town Centre include Waitrose, Tesco Express, Aldi, Boots, Pizza Express and more.



London CR5 - Land adjoining 305 Brighton Road, Coulsdon CR5 3EA

Freehold Land with Residential Development Potential

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.