



54-56 Selsdon Park Road

South Croydon
CR2 8JD

**FREEHOLD DEVELOPMENT
OPPORTUNITY IN SOUTH LONDON**

Offers invited in excess of £2,000,000



Executive Summary

- 0.51 acres of land comprising of 2 detached buildings
- Situated within the Forestdale Neighbourhood Intensification Zone (Part of London Borough of Croydon Local Plan)
- The site may also appeal to a variety of commercial uses including Care Homes, Hotels, Doctors Surgeries or Day Nurseries
- A residential scheme of 4-5 storeys maybe feasible subject to planning permission
- Planning was granted in 2019 for a Day Nursey.
- Close proximity to the local high street, supermarkets and transport links.
- Offers in the excess of £2,000,000.
- Unconditional offers are encouraged, and vacant possession can be provided



Description

An opportunity to purchase two properties with significant development potential in a highly accessible location.

The site measures 0.51 acres and includes 54 and 56 Selsdon Park Road. 56 Selsdon Park is a 3-bedroom residential bungalow which measures approximately 129sqm in size. Located directly behind 56 Selsdon Park Road is 54 Selsdon Park Road. This two-storey property measures 297sqm in total. This property has its own private access to the main road which runs via the right-hand side of 56 Selsdon park Road. The London Borough of Croydon Local Plan has identified this area (Forestdale Neighbourhood) as part of its Intensification and Revitalisation Zone. Therefore, we would consider a residential led redevelopment scheme or a change of use to be feasible subject to planning permission.

Accommodation Schedule

Accommodation	SQM	SFT
54 Selsdon Park Road	297	3,197
56 Selsdon Park Road	129	1,389



Location

The property is located in South Croydon sitting between Selsdon and Addington. There are plenty of amenities nearby including Addington Road High Street which plays host to a parade of shops and supermarkets. The Whitgift and Centrale Shopping Centre are just 12 minutes' drive which is accessible via A1212. This is one of the largest shopping centres in London which accounts for 12 million annual footfall. In addition, Bromley's renowned shopping centre, The Glade, has over 130 retail stores and is only a 20 minute commute from the site.

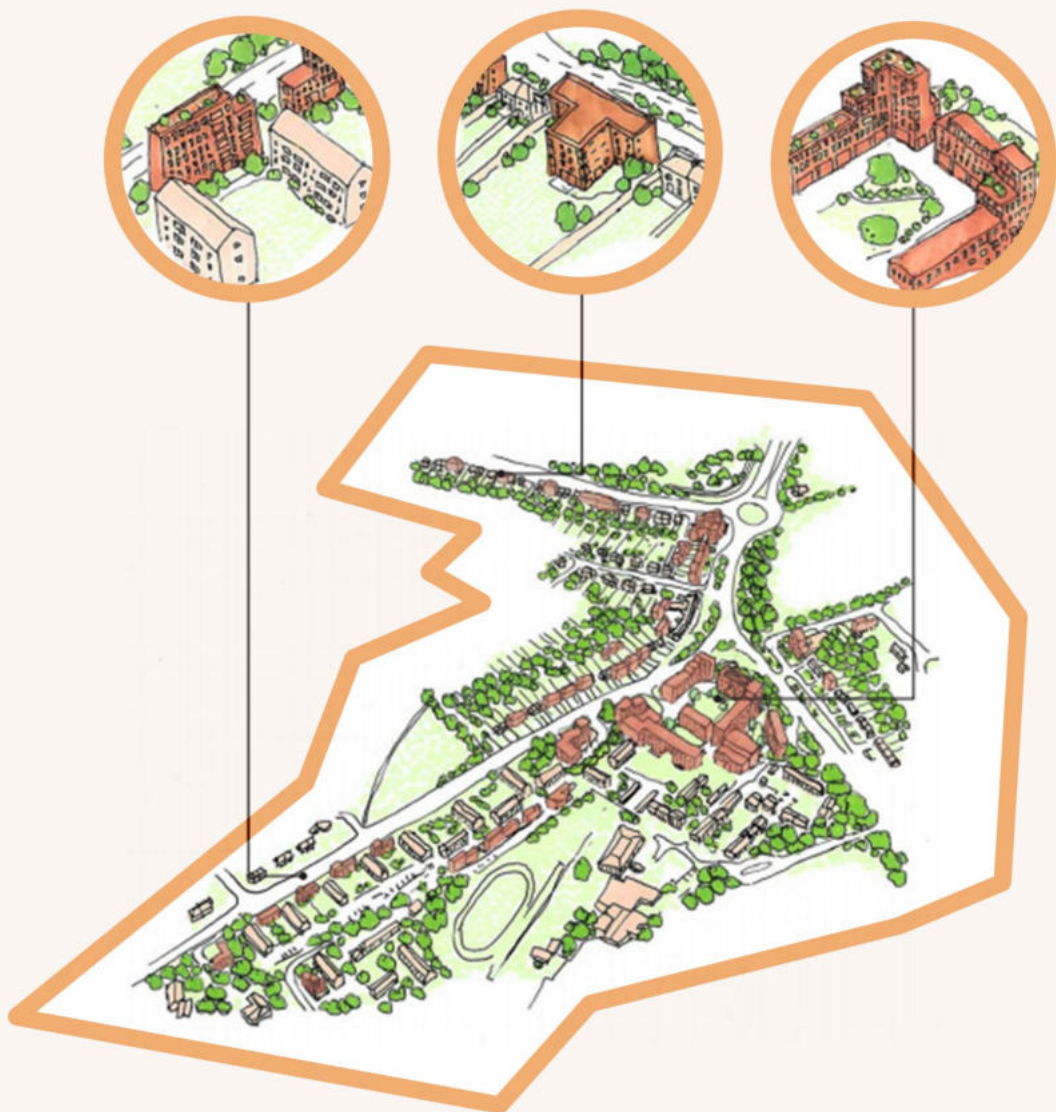
The A232 runs to the North of the site, which offers excellent access to M25. The A23 runs on the western side of the site which directly connects to the M23 making Brighton a one-hour commute.



Heathrow Airport is a 55 minute journey via M25, while Gatwick Airport is only 33 minutes away via M23.

Sanderstead Station is only an 8 minute drive away and can provide trains to London Victoria within 23 minutes making the location popular with commuters. Gravel Hill Tram Stop is only a 2 minute drive which stops at East Croydon Station. This station offers excellent connectivity to London Bridge, Milton Keynes and Brighton.





Anticipated area of regeneration from Croydon's Local Plan

Description

54 Selsdon Park Road benefits from a positive planning history for commercial users. In December 2019, 54 Selsdon Park Road was granted full planning consent for a change of use from a Children's Home (C2 use class) to a Day Care Nursery (D1 use class) for up to 46 Children (18/04998/FUL). The recent application creates an opportunity for various uses such as a Medical, Day Nursey Centre, Retirement Home or any similar commercial businesses alike, subject to planning permission.

The site is in one of Croydon Council's intensification zones. The Local Plan policy identifies four areas of Focused Intensification across the borough, including Forestdale. The local policy encourages residential development in areas with established infrastructure but relatively low density and the potential to accommodate a significant increase in residential development.

The images provided by the Local Plan demonstrates how Croydon council envisage how the area can be developed which includes 54-56 Selsdon Park Road. We encourage all interested parties to conduct their own research on the feasibility of the site.

Tenure:

Freehold

Proposal:

Unconditional offers are invited.

Further information:

Further information is available at request.

Viewings:

Viewings are available strictly by appointment only.



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