



**9 NORTHWOOD AVENUE (R),
PURLEY, SURREY, CR8 2ER**

Offers In Excess Of £500,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

We offer for sale this consented development opportunity with planning granted to demolish all existing buildings and construct a brand new scheme of 5 x apartments each with their own private outside space.

The breakdown of the units - 2x 1 Beds, 2x 2 Beds, 1x 3 Bed

The plot size is 473 sqm and is occupied by an existing detached chalet bungalow with off street parking

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.

CIL & GDV

CIL: £60,000

GDV; Estimated £2,000,000

Terms

Offers in excess of £500,000 are invited

Data Room

Further information including plans available in the data room found on our website
Access Code: north1

Viewings

Strictly by appointment only

Contact sole agents 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.