

**DEVELOPMENT SITE FPR SALE
PLANNING GRANTED**

**GARAGES R/O 100 CANTERBURY RD
CROYDON CR0 3HA**

OIEO £650,000



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

www.csj.eu.com

developments@csj.eu.com



DESCRIPTION

Consented development site for sale

An existing block of single storey lock up garages laid out in two rows sitting opposite each other with hard standing in-between

Planning has been granted by Croydon for the demolition of all buildings and construction of 5 x brand new terraced houses

LOCATION

Canterbury Road in Croydon is conveniently situated in the Broad Green area, offering excellent access to public transport and local amenities. The nearest bus stop, Broad Green Avenue, is just a 3-minute walk away (approximately 168 meters) and is served by several routes including the 109, 198, 250, 264, and 64. These buses provide direct links to Croydon Town Centre, Brixton, Thornton Heath, and Tooting, making daily commuting and travel around the area straightforward and efficient.

For tram services, Waddon Marsh Tram Stop is within easy reach, located about a 19-minute walk from the property (1,428 meters). The Tramlink network offers convenient connections towards Wimbledon, Beckenham, and other destinations across South London.

West Croydon railway and Overground station is approximately a 35-minute walk away (2,721 meters), providing access to National Rail and London Overground services for fast connections to central London and beyond. This location is ideal for commuters and families alike, with a wide range of bus, tram, and train options all within easy reach.



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.



CIL & S106

CIL: £76,000

S106: Parking on site only - Permits are not available from the local authority
Please refer to the Unilateral undertaking

DATA ROOM

Full plans and further information found in the data room on our website [HERE](#) - Access Code: croydon1

TERMS

Offers in excess of £650,000

VIEWINGS

Contact sole agents

Christopher St James 020 8296 1270



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Christopher St. James
61 High Street
Colliers Wood
London
SW19 2JF



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