



All enquiries Ref: Callum Glenn

Indicative CGI only



- Extensive Freehold Site
- 3.17 Acres Centred Around Housing

Location:

This site is in the heart of existing housing within South Croydon and is ideally positioned for ease of access to transport, shopping and recreation facilities in the area. Addington Road lies to the north where a range of shopping facilities may be found and this road leads west to Purley where it connects to the A23 and A22. South Croydon mainline rail station lies to the north with other public transport links including local bus services and the Croydon Tramlink. There is a range of leisure facilities within the area with the open space of Selsdon Wood Nature Reserve within a few minutes' walk to the south.

Description:

This site of 3.17 acres immediately adjoins existing housing to the north and south. The site is strictly offered on an unconditional basis only and buyers are deemed to rely solely on their own enquiries as to permissions required for intended use or future development prospects.

Planning:

The land is not within the Metropolitan Greenbelt and does not appear to be classified as Metropolitan Open Land, prospective buyers may wish to refer to <https://apps.london.gov.uk/planning>. The national target set for new home development is 1.5 million by 2030 with 88,000 homes per annum for London. This demand clearly puts pressure for release of land and may result in sites not previously considered suitable for development now being considered by planning authorities. Purchasers must rely on their own enquiries in respect to suitability of this land however, with demand increasing all the time it is reasonable to assume that land not yet developed/ considered for development will become rarer and more valuable.

Site Area:

3.17 Acres

To View:

By application to the site, no prior appointment required.



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