



DOBSON
GREY

FOR SALE

T: 01789 298 006

8 - 10 Newlands Cottages, Caterham, Surrey CR3 5QS



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Overview

- Land and Buildings for sale as whole
- Two storey property with 1 bed ground floor integral flat and 2 bed annex in generous grounds
- Private and secluded location
- Located in sought after development within Surrey
- Within close proximity to Coulson Common

Location

The property is located within Old Coulsdon off the main spine road of Coulsdon Road in a sought after development offering a unique opportunity.

Old Coulsdon is in the London Borough of Croydon located approximately 6 miles south from the Boroughs centre.

Caterham town centre located approximately 2 miles east of the property is well provided for local amenities including a local supermarket (Waitrose), shopping centre, several public houses and cafes along with a range of independent operators and service providers including a post office, banks, community centre and theatre.

The property is situated approximately 3.8 miles north west of Junction 6 of the M25 motorway and 1.8 miles east of Whyteleafe South train station. The rail link provides a regular service into central London in a journey time of approximately 30 minutes. Less than 500ft from the property is the Coulsdon Common bus top which provides access to neighbouring areas including Coulsdon, Addington and Caterham.



Total site area 0.061 hectares (0.152 acres)

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Site Description

The property comprises a fairly level, L shaped parcel of land that extends to an area of approximately 0.15 acres. Access to the property is via a private single track road from Fox Lane. The front elevation features an area of hardstanding surface. Off road parking available to the rear. The property comprises a 4 bed dwelling including ground floor apartment and separate 1 bed self contained annex having most recently been occupied as supported living accommodation. The property also includes a single garage located towards the rear of the main building.

Floor area

The property has been measured in accordance with the RICS Property Measurement 2nd edition (January 2018) effective 1 May 2018. Accordingly, the Subject Property has been measured on the basis of International Property Management Standards (IPMS) 3C Residential

The accommodation to the main building measures approximately 125.86 sq m (1354.69 sq ft) and the annex to the rear of the main building measure approximately 35.54 sq m (382.50 sq ft). The single garage measured 12.18 sqm (131.12 sq ft).

Floor plans are available upon request.

Planning

Planning permission was granted in October 2010 which permitted the property to be used as a home for a maximum of 6 persons with mild/moderate learning disabilities within Class C2 (Residential Institutions) use. The property has continued operation since its change of use in 2010 and remains under C2 planning classification. The Vendor is seeking change of use to Class C3(a) residential. The property is located within the Green Belt.

Services

We understand from the Vendor that full services are available to the property. Interested parties should make their own enquiries.

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Community Infrastructure Levy

Croydon Council do currently charge Community Infrastructure Levy. Interested developers should make their own enquiries in this regard.

EPC

8 Newlands Cottage: E - 53 (Potential B - 90)
9 Newlands Cottage: E - 49 (Potential A - 100)
Both EPCs are valid until January 2030.

Council Tax Band

For Council Tax purposes the the Subject Property is located in the London Borough of Croydon. These are as follows:

8 Newlands Cottage: F - £3,234.92
9 Newlands Cottage: G - £3,732.30

Value Added Tax (VAT)

We understand that the Vendor has not made an election in respect of VAT.

Rights of Way, Easement and Wayleaves

The Property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure. Access rights are applicable along the single track lane.

Tenure

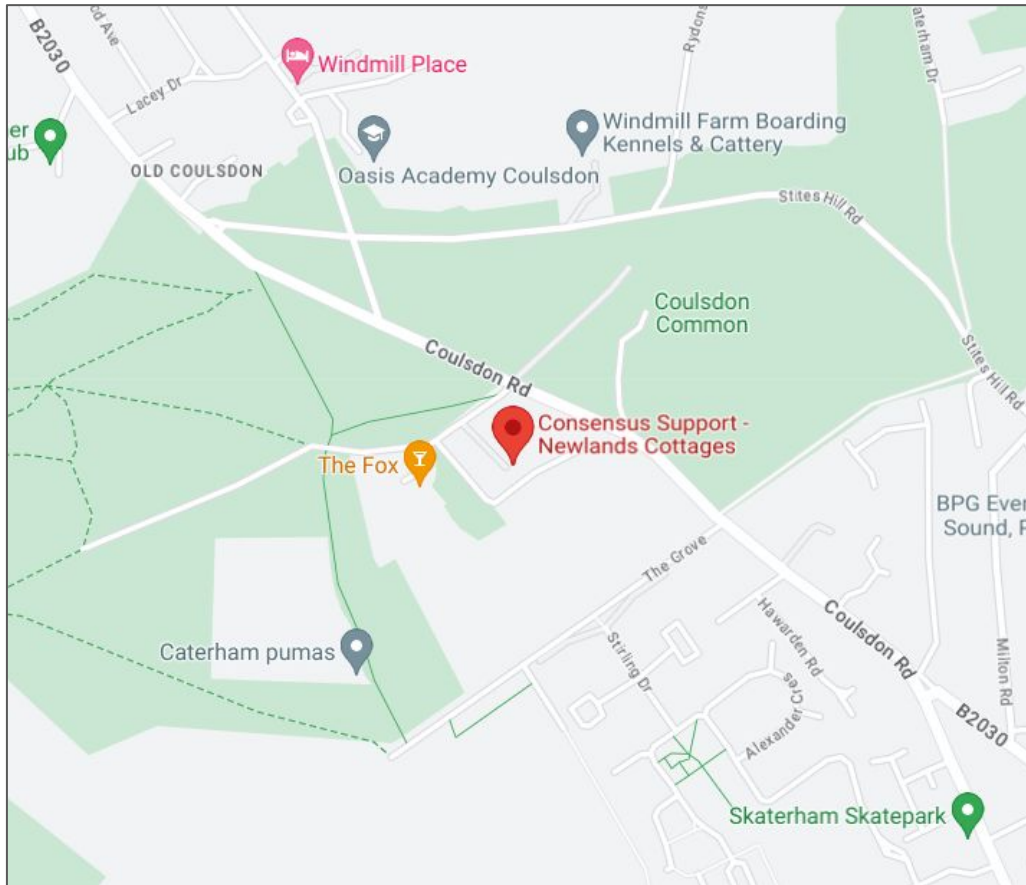
The Property is to be sold freehold with vacant possession. The land has a right of way over the single track lane from Fox Lane as per title register SGL110542.

Method of Sale

Offers are invited for the site as a whole in excess of £790,000 subject to contract only.

A data room is available with further information on the property.

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Source: Google Maps

Getting to the site - CR3 5QS

From Coulsdon Road (B2030) turn into Fox Lane opposite Coulsdon Common. After approximately 200ft the single track lane will be on your left hand side which leads directly to the property. The lane is currently sign posted 'Newlands'.

Viewings

Viewing strictly by prior appointment with the sole agent. Please contact Keri Dobson or Oliver Sutton on 01789 298 006

alternatively via email

kdobson@dobson-grey.co.uk or osutton@dobson-grey.co.uk

SUBJECT TO CONTRACT

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4. VAT: The VAT position relating to the property may change without notice. All prices and values quoted are exclusive of VAT, which will apply.
5. The vendor reserves the right not to accept the highest, or any offer made.
6. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs). <https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>

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