

Shirley Church Road Croydon CR0



- **Two parcels of Freehold Land**
- **2.02 acres of land in total**
- **Desirable location close to local amenities, schools and transport links**
- **Attractive setting surrounded by detached properties (not included) and mature trees**
- **No planning advice sought; various opportunities possible STPP**

Offers in Excess of £700,000

A rare opportunity to purchase two parcels of Freehold land in Shirley Church Road, Croydon. No planning advice has been sought and buyers are asked to make their own planning enquiries. The purple parcel of land is described as 'The Cookies'– 0.96 Acres. The green parcel of land is described as 'Shirley Heights'– 1.06 Acres. Situated on the ever popular south side of Shirley on a quiet road consisting of mostly detached properties. An attractive plot of land bounded by mature trees. Local amenities can be found nearby on Wickham Road, which include various shops, good public transport links with the advantage of the 194 bus route, which runs nearby along Shirley Way. A selection of both primary and secondary schools can also be found locally plus East Croydon Station is a short drive away. West Wickham High Street is close by with its popular selection of both shops and restaurants. *Please note: only highlighted land included, not surrounding properties.*







