

For Sale



Land on the South side of St Julian's Farm Road, SE27 0SQ

Consented Development Opportunity West Norwood

- **Asking Price - £550,000**
- Planning granted for “Replacement of disused garage buildings with a two-storey single detached house”
- Detached Family Home
- Quiet Residential Road
- Off Street Parking
- Large Garden

Description

An opportunity to acquire a freehold development site benefiting from full planning permission for the replacement of disused garage buildings with a two-storey single detached house. The proposed, detached house comprises 5 bedrooms, 4 bathrooms, private garden, two off street parking spaces over a total of 2,700 sqft. The site is ideally suited for a private developer or self-build purchaser targeting the upper end of the local residential market.

Situated on the quiet and residential St. Julian’s Farm Road, the site offers any prospective buyer with the chance to deliver a substantial family home in one of South London's most established and sought-after streets.



New Homes

Land
AgencyCommercial
AgencyChartered
Surveyors

All Enquiries:

Jack Tucker
Development Consultant
jack@pedderproperty.com
0208 702 9999

Location

The site sits on St. Julian's Farm Road, in the heart of West Norwood, SE27. St Julian's Farm Road is situated just a short walk from West Norwood station, which lies within Zone 3 and offers direct services to London Victoria and London Bridge. The typical journey time into Victoria is around 25 minutes.

The surrounding area is well served by an array of local amenities, with West Norwood High Street offering a mix of independent shops, cafés, restaurants and everyday conveniences. The West Norwood leisure centre, library and a local cinema are all within easy reach. For green space, Norwood Park and Streatham Common are both nearby.



Full data pack available on request including plans, elevations & GDV.



New Homes



Land Agency



Commercial Agency



Chartered Surveyors

Misrepresentation Act 1967: Pedder Property Sales Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Pedder Property Sales Ltd nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. January 2023