



RESIDENTIAL DEVELOPMENT

SHW

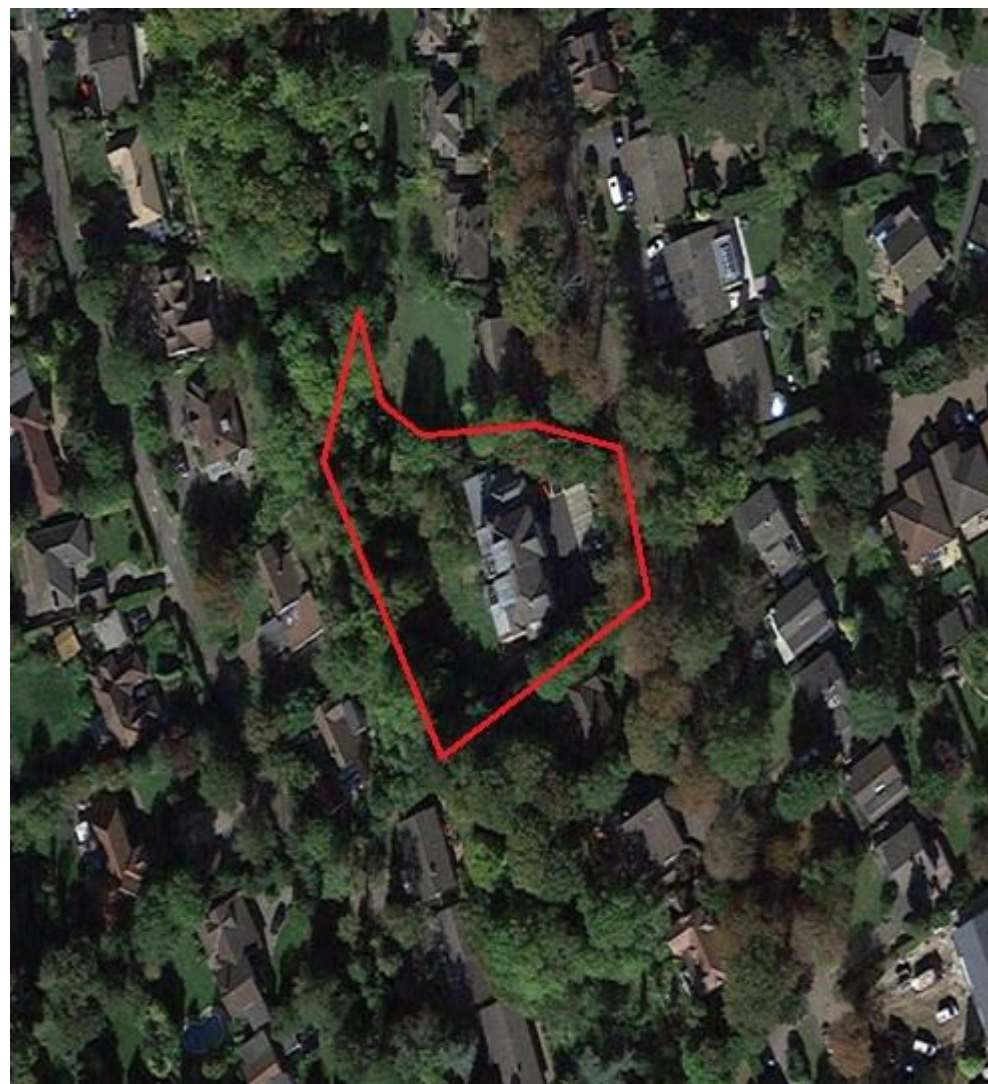
FREEHOLD FOR SALE
WRENWOOD COURT, 38 HERMITAGE ROAD, KENLEY CR8 5EB

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EXECUTIVE SUMMARY

- For sale - freehold residential development opportunity.
- Planning permission was granted on 19 August 2020 for the erection of an extension to the existing building to provide eight new apartments 2x 1-beds, 5x 2-beds, 1x 3-bed and four car parking spaces.
- Total CIL payment of £147,000.
- Located a 10-minute walk to Kenley Railway Station, providing regular services to London Victoria within 36-minutes.
- Offers are invited in excess of £850,000 for the freehold interest, subject to contract.
- It should be noted the freehold is anticipated to have a value of approximately £200,000 based on a net yield of 4.5%.



VIEWINGS 020 8662 2700

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LOCATION

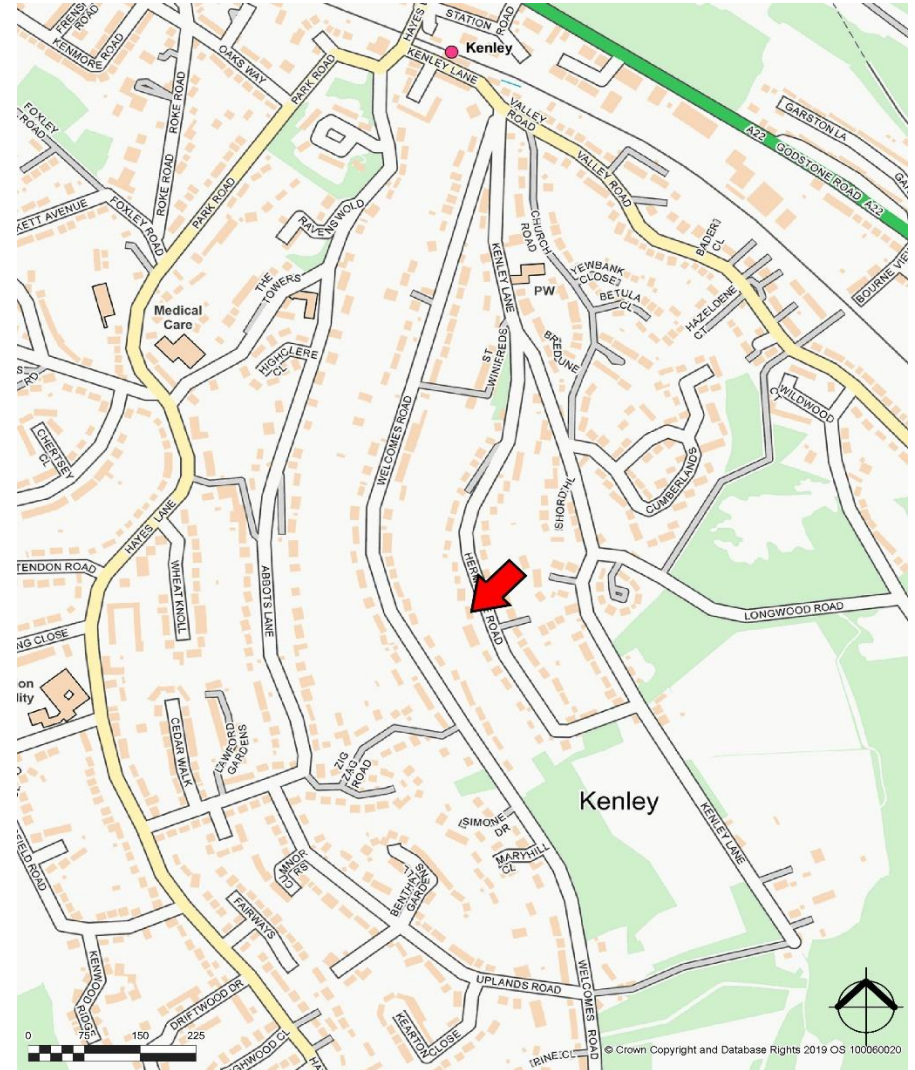
Located on Hermitage Road, Kenley approximately 0.5 miles south of Kenley Railway Station which provides services to Caterham, East Croydon and London Victoria and London Bridge. Bus routes operate in relatively close proximity.

The Local Authority is the London Borough of Croydon.

DESCRIPTION

The site currently comprises a block of 11x flats, along with allocated private parking and communal gardens.

The freehold sale comprises land to the rear which benefits from planning permission for the erection of an additional 8x new apartments.



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PLANNING PERMISSION

The building currently comprises a block of 11x flats – situated to the front of the site and all sold on long leases.

Planning permission has been granted on 19th August 2020 for ‘The erection of two/four storey side extension and two storey rear extension to provide 8x apartments. Reconfiguration of parking forecourt to provide 4x additional spaces and relocation and enlargement of bin store.’

The proposed extension is self-contained and provides 8x new apartments as follows:

UNIT	FLOOR	BED	SIZE (SQ M)	SIZE (SQ FT)
Unit 01	Ground Floor	2B3P	63.00	678
Unit 02	Ground Floor	2B4P	72.00	775
Unit 03	Ground Floor	2B4P	72.00	775
Unit 04	Ground Floor	2B4P	72.00	775
Unit 05	Ground Floor	1B2P	52.00	560
Unit 06	First Floor	3B4P	91.50	985
Unit 07	First Floor	2B3P	61.00	657
Unit 08	First Floor	1B2P	53.50	576

Proposed floorplans are appended to the rear of the brochure.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

A total CIL liability of £147,000, inclusive of Mayoral CIL shall be payable.



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PRICE

Offers are invited in excess of £850,000 for the freehold interest, subject to contract.

VAT

We understand that the property is not elected for VAT.

TENURE

The site is freehold held under title number SY14529.

FURTHER INFORMATION / VIEWINGS

For further information including or to arrange a viewing please contact SHW as sole selling agents:

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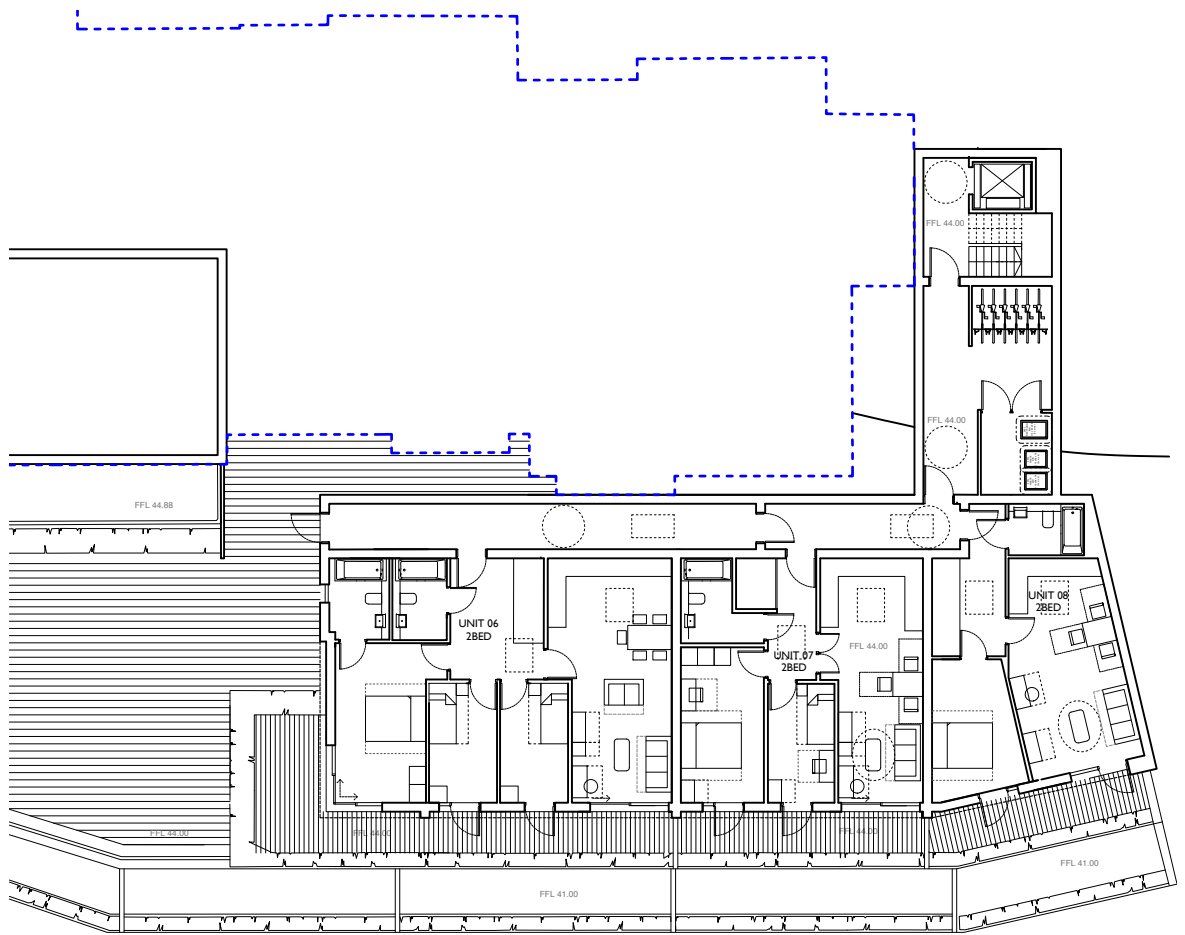


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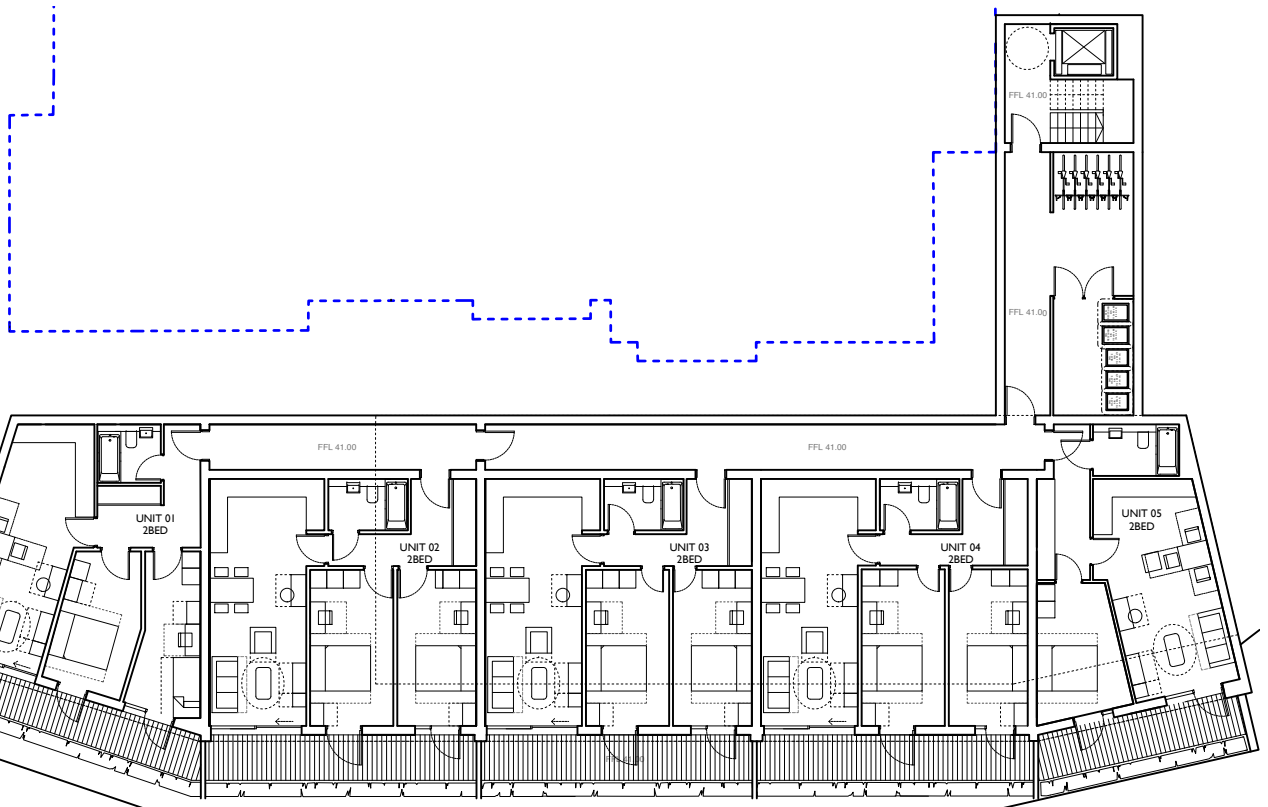
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06 LEVEL -02



07 LEVEL -03

Project: Wrenwood Court
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 Client: Silverleaf Group

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