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PROPERTY
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FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

123 Old Farleigh Road, South Croydon, CR2 8QH

PRICE – OIEO £800,000 | RESIDENTIAL DEVELOPMENT OPPORTUNITY

DESCRIPTION

Site area: 0.175 hectares (0.432 acres).

The site is rectangular in shape and comprises a dilapidated detached family dwelling extending to an approximate gross internal area (GIA) of 132 sq m (1,421 sq ft) set within a large surrounding plot.

The site is accessed directly from Old Farleigh Road.

LOCATION

The property is Located within the administrative area of The London Borough of Croydon.

The site is located on Old Farleigh Road, very much on the periphery of the conurbation of Selsdon although well served by local bus services and convenient for the retail facilities at Selsdon. The area is typified by moderately dense suburban housing towards Croydon and less dense housing and countryside moving towards Warlingham. The area is well served by local schools.

A bus stop is located directly outside of the site, providing routes towards Purley and south to East Grinstead.

Croydon is located approximately 3.7 miles north-west of the site and Selsdon, which hosts supermarkets, shops and restaurants is located approximately 0.6 miles from the site.

PLANNING

In 2023, a planning application (23/02390/FUL) for the demolition of the existing dwellinghouse and outbuildings and the erection of 6 houses was refused and later dismissed at appeal. In 2024, a further application for the construction of 5 houses was also refused.

The site is covered by an 'Area' Tree Preservation Order (TPO) no.104.

EPC

The existing dwelling has an Energy Efficiency Rating of D.

TENURE

The property is held freehold under Title reference numbers SY122879 and SY12620 and is offered with vacant possession.

VAT

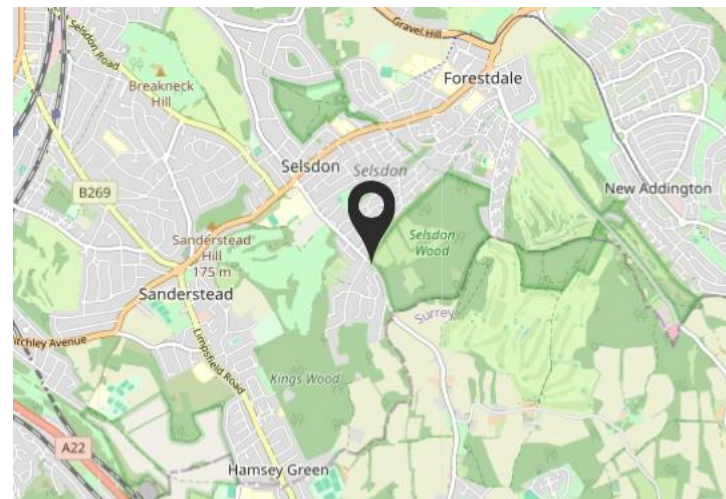
We understand that the property is not elected for VAT

PRICE

Offers are invited in excess of **£800,000**.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.



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EXISTING BLOCK PLAN



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EXISTING STREET ELEVATION



Street Elevation as Existing

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