



FOR SALE

SHW

RESIDENTIAL DEVELOPMENT OPPORTUNITY

123 Old Farleigh Road, South Croydon CR2 8QH

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SITE

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

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.



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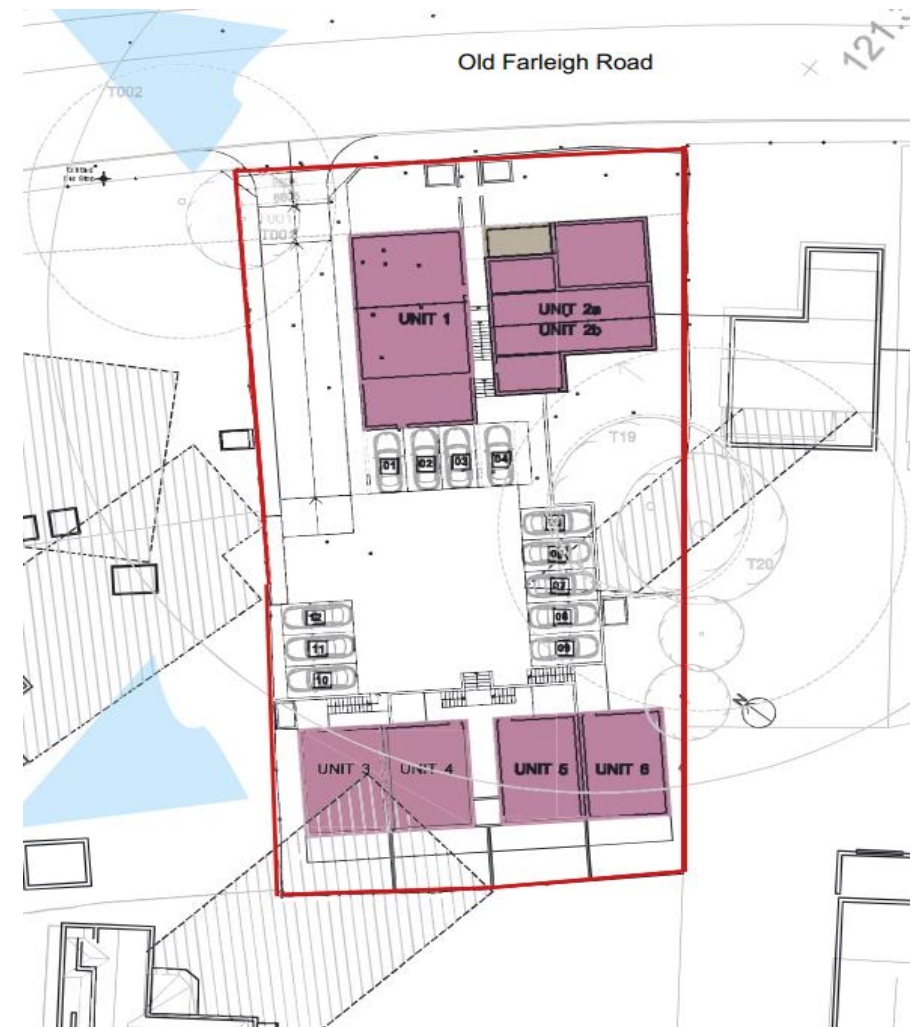
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DEVELOPMENT OPPORTUNITY

- The site benefits from a positive pre-application response for the demolition of the existing building and erection of 7 units with private gardens and parking areas.
- There is no recent planning history and offers are being sought on a subject to planning and unconditional basis.
- The proposed development comprises 3x 5 bedroom houses fronting Old Farleigh Road and 4x 3 bedroom semi-detached dwellings to the rear.
- The site is covered by an 'Area' Tree Preservation Order (TPO) no.104.

PROPOSED ACCOMMODATION

Unit	Type	Storeys	GIA (m2)
1	5B 6P	3	123
2a	5B 6P	2	117
2b	5B 7P	2	120
3	3B 4P	2	86
4	3B 4P	2	86
5	3B 4P	2	86
6	3B 4P	2	86



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PRICE

Upon application.

TITLE

The freehold interest (title reference: **SY122879**) is to be sold with vacant possession upon completion.

VIEWINGS

Viewings by prior appointment only. Please contact SHW to arrange a viewing.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

The existing dwelling has an Energy Efficiency Rating of D 57.

OFFERS

We are inviting subject to planning and unconditional offers in writing on an informal tender basis. Bid deadline date to be confirmed.

Please refer to the bidding guidelines located within the data room prior to presenting an offer.

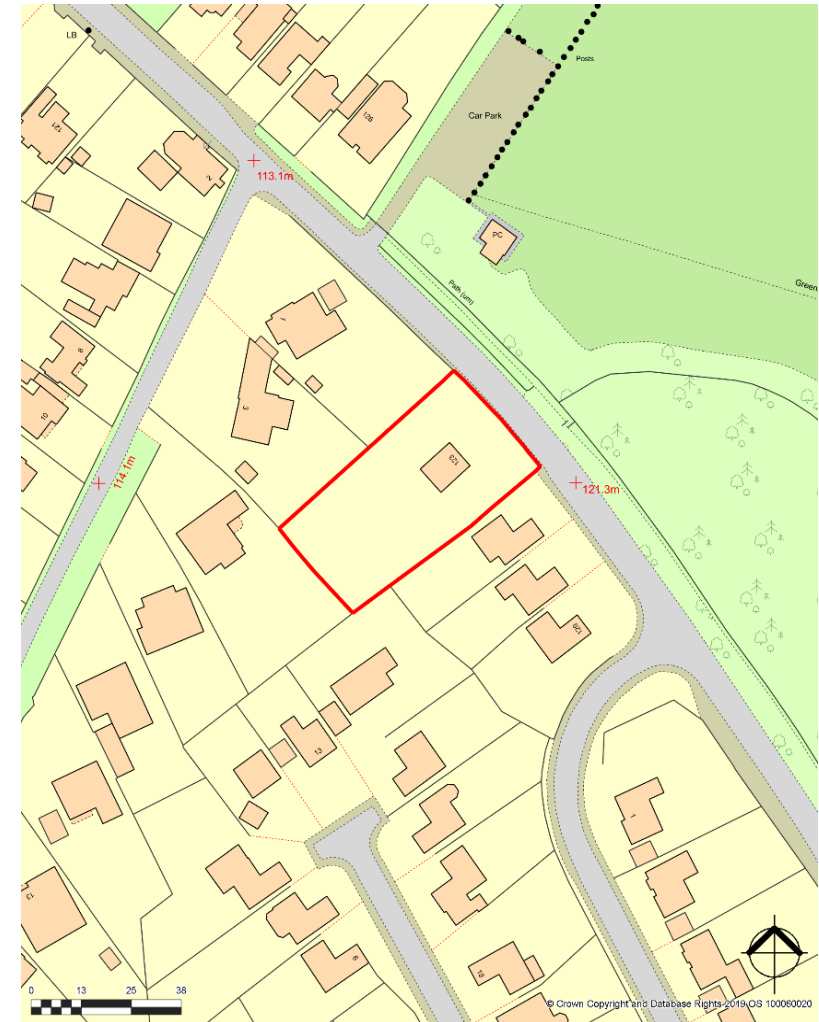
VAT

The property is not elected for VAT.

FURTHER INFORMATION

Find a link to our data room below for further information.

<https://shwcrm.agencypilot.com/PropertyView/DataRoom>



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