



143-153 Whitehorse Road,
Croydon CR0 2LJ



Freehold development opportunity with planning permission for 6 residential apartments

- Planning permission to construct 6 apartments measuring 4,322sq.ft
 - Site measuring approximately 0.15 acres
 - Offered with vacant possession
 - Freehold
 - Offers in excess of £675,000
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Description

The existing property is a two storey office building set on a rectangular site of approximately 0.15 acres, with a number of single storey rear storage units. The property now benefits from planning permission to demolish the existing building and construct 6 residential apartments comprising of 4 two-bedroom units and 2 one-bedroom units over ground, first and second floors. The net saleable area of the development will be 4,324sqft / 401.7sqm.

Location

The property is located on Whitehorse Road, five minutes from the modern and lively Croydon Town Centre, which is home to the large Whitgift and Centrale Shopping Centres. Croydon is undergoing significant regeneration as part of Croydon Vision 2020, which aims to promote Croydon as a hub of living, retaining, culture and business in South London and the South East of England.

The property is in the catchment area for several good schools, including the BRIT school for Performing Arts and Technology.

143-153 Whitehorse Road, Croydon CR0 2LJ

CGI



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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Transport

The property is within close proximity to Selhurst Overground station with fast trains taking 20 minutes to London Bridge and 30 Minutes to London Victoria. Brighton is also an hour away by train or car.

Planning Permission

Planning permission was granted under planning reference 15/05099/P on the 11th January 2016 for the demolition of existing buildings; erection of a single / two / three storey building to provide 4 two bedroom and 2 one bedroom flats; formation of vehicular access and provision of associated parking and refuse storage.

Viewings

Can be adequately made from the roadside in the first instance.

Additional Information

Available upon request is the following information:- consented & submitted plans, existing plans, further photographs and all other associated reports connected with the planning application.

Financial Contributions

The property is liable for a Mayoral CIL & Croydon CIL of approximately £76,000.

Vat

We understand the property is not subject to VAT.

Terms

Offers are invited in excess of £675,000 subject to contract for the vacant freehold interest.

Buyers note: On the instructions of the joint LPA Receivers.

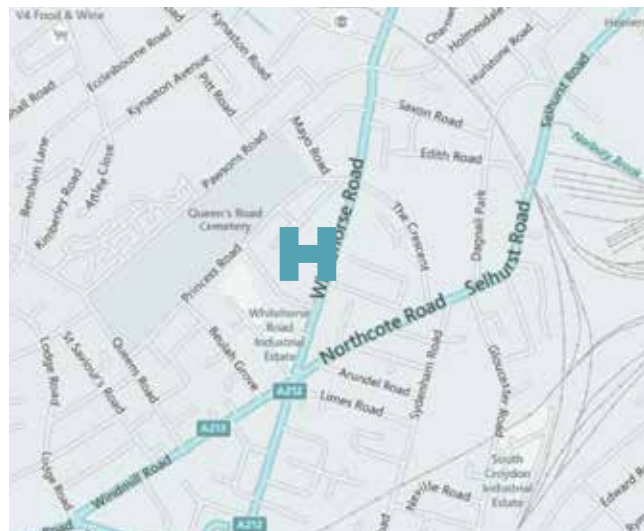
Schedule

Unit	Floor	Description	M ²	Ft ²
One	Ground	2 Bedroom Apartment	70.3	757
Two	Ground	2 Bedroom Apartment	70.9	763
Three	First	2 Bedroom Apartment	73.9	795
Four	First	2 Bedroom Apartment	79.8	859
Five	Second	1 Bedroom Apartment	55	592
Six	Second	1 Bedroom Apartment	51.8	558
			401.7	4,324

Site plan



Location map



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