



# Land and garages at Dering Road, rear of 94-110 Southbridge Road, Croydon CR0 1AF



## Freehold development opportunity with planning permission for 4 houses and 2 flats

- Planning permission to build 6 units measuring 498m<sup>2</sup> / 5,360ft<sup>2</sup>
- Four houses & two apartments
- Located in South Croydon
- 0.5m from South Croydon Station
- Freehold
- Offers in excess of £925,000

### Description

The existing property is currently occupied by two rows of lock-up garages in Dering Road, South Croydon. The site now benefits from planning permission for the construction of 4, three-bedroom houses in a mews development and a separate three-storey building comprising 1 two-bedroom and 1 one-bedroom apartment each with their own private access onto the street.

### Location

The property is located within the London Borough of Croydon and accessed from Dering Road. Croydon Town Centre is nearby, 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 it as a hub of living, retailing, culture and business in South London and the South East of England.

The property is in the catchment area for several good schools and Croydon College.

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## Artist Impressions – Courtyard



## Proposed schedule

Unit	Description	M <sup>2</sup>	ft <sup>2</sup>
1	1 Bedroom flat with balcony	67	721
2	2 Bedroom flat with balcony	68	732
3	3 Bedroom house with private garden	93	1001
4	3 Bedroom house with private garden	93	1001
5	3 Bedroom house with private garden	93	1001
6	3 Bedroom house with private garden	84	904
		498	5,360

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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 0.5 miles from South Croydon Station with fast trains taking 25 minutes to London Bridge Station and 20 minutes to London Victoria. Bus routes; 166 - 405 - 468 - 60 and N68 serve the area well making this location ideal for commuters or people working locally. By car, the M25 is approximately 8 miles south of the property towards Caterham. The A23 heading North provides routes to Thornton Heath, Streatham and Brixton.

## Planning Permission

Planning permission was granted on the 16th February 2017 for the demolition of existing garages. Erection of 4 three bedroom houses in a mews development and a separate three-storey building comprising 1 two- bedroom and 1 one-bedroom apartment each with their own private access onto the street. Provision of associated parking under the planning reference; 16/04589/FUL.

For further information, please contact the London Borough of Croydon on 020 8726 6800.

## Viewings

Please contact sole agents Highfield Investments for

viewing arrangements.

## Additional Information

Planning documents, floor plans and other related documents can be provided in the form of a Further Information Pack.

## Financial Contributions

The property is liable for a Mayoral CIL and Croydon CIL of £84,211

## VAT

We understand that VAT is not applicable.

## Tenure

Freehold

## Terms

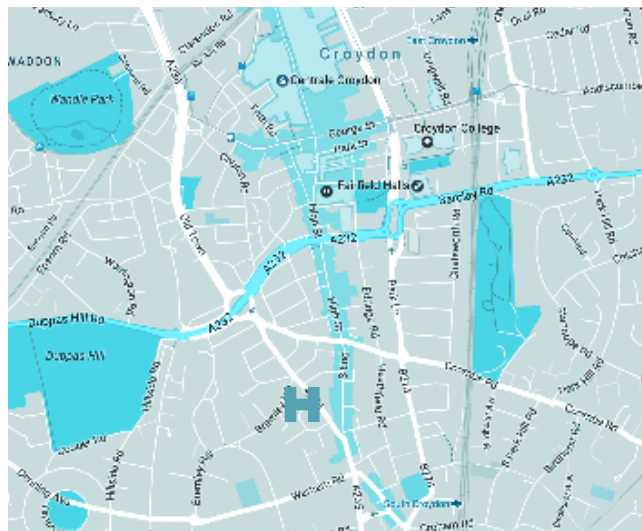
We are inviting offers in excess of £925,000 subject to contract.

## Site Map



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## Location Map



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