



21a Green Lane, Purley,  
Croydon CR8 3PP



## Freehold development opportunity with planning permission for 8 apartments

- Planning permission to construct 8 luxury apartments measuring 557m<sup>2</sup> / 5,996ft<sup>2</sup>
- Proposal provides 8 parking spaces
- Site area measuring circa 1,032m<sup>2</sup> / 11,108ft<sup>2</sup>
- One of Purley's most sought after locations
- Freehold
- Offers in excess of £1,525,000

### Description

The existing plot extends to 1,032m<sup>2</sup> and currently comprises a single residential dwelling. The site now benefits from planning permission for the demolition of existing single family dwelling and the construction of a two-storey block with accommodation on the roof level containing 8 flats (1 x one bedroom flats, 6 x two bedroom flats and 1 x three bedroom flats). The site also offers 8 associated parking spaces.

### Location

The property is located in popular residential road in Purley within the Borough of Croydon. Green Lane lies parallel to Foxley Lane, approximately 1 mile from Purley's bustling high street providing a good range of amenities including convenience stores, banks, coffee shops and restaurants. Local leisure facilities include the Woodcote Golf Course and Purley Sports Club.

Croydon is undergoing significant regeneration as part of Croydon Vision 2020 with a new £1.4 billion Westfield Shopping Centre providing 7,000 new jobs and 1,000 new homes. The plans aim 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 Wilsons, Wallington Boys, Wallington Girls, John Fisher, Thomas More, Whitgift, St David's, Cumnor House and Woodcote.

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Highfield

Investments

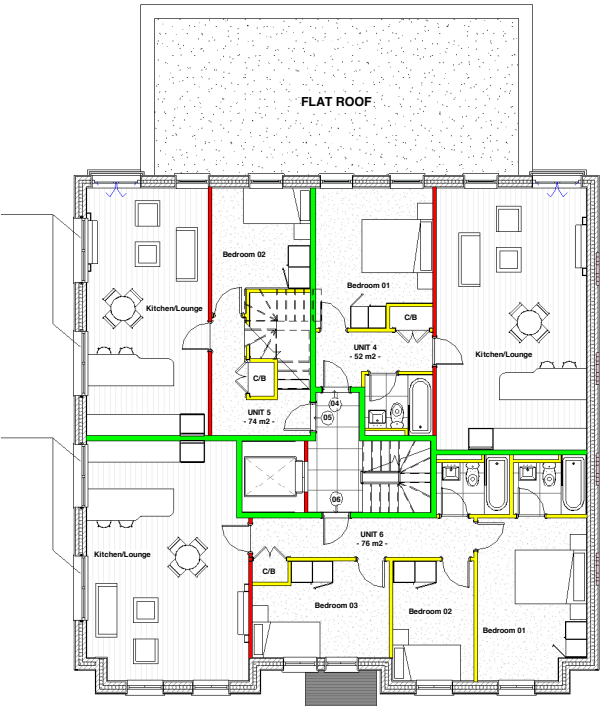
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Floor plans

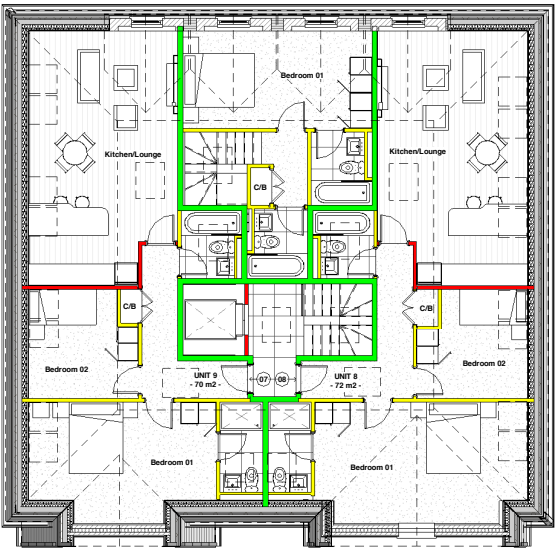
Ground



First



Second



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Rear view



## Schedule

Unit	Type	Bedrooms	Private Amenity M <sup>2</sup>	Private Amenity FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
1	Apartment	2	10	108	73	786
2	Apartment	2	10	108	70	753
3	Apartment	2	20	215	70	753
4	Apartment	1	-	-	52	560
5	Apartment	2	-	-	74	797
6	Apartment	3	-	-	76	818
7	Apartment	2	-	-	70	753
8	Apartment	2	-	-	72	775
Total			40	431	557	5,996

## Enhanced Schedule

Unit	Type	Bedrooms	Private Amenity M <sup>2</sup>	Private Amenity FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
1	Apartment	2	10	108	75	807
2	Apartment	2	10	108	70	753
3	Apartment	2	20	215	70	753
4	Apartment	2	-	-	71	764
5	Apartment	2	-	-	74	797
6	Apartment	2	-	-	63	678
7	Apartment	2	-	-	70	753
8	Apartment	2	-	-	74	797
Total			40	431	567	6,103

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## Transport

The property is well served by public transport with Purley Railway Station approximately 1.3 miles from the property, which provides direct services to London Bridge and London Victoria in under 25 minutes. The M25/23 interchange at Hooley is approximately 5 miles away.

## Planning permission

Full planning permission was granted on 9th February 2018 by Croydon Council under reference 17/05863FUL for the demolition of one existing building; erection of two storey building with additional accommodation in roof space comprising 6 x two bedroom flats, 1 x one bedroom flat, 1 x three bedroom flat and the formation of associated access and provision of 8 parking spaces, cycle storage and refuse store. An enhanced planning application is currently being submitted.

## Viewings

The property can be adequately viewed from the public highway in the first instance.

## 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 approximately £57,660.

## VAT

We understand that VAT is not applicable.

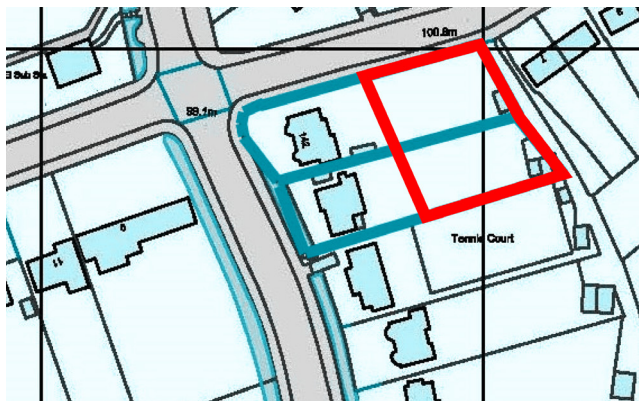
## Tenure

Freehold.

## Terms

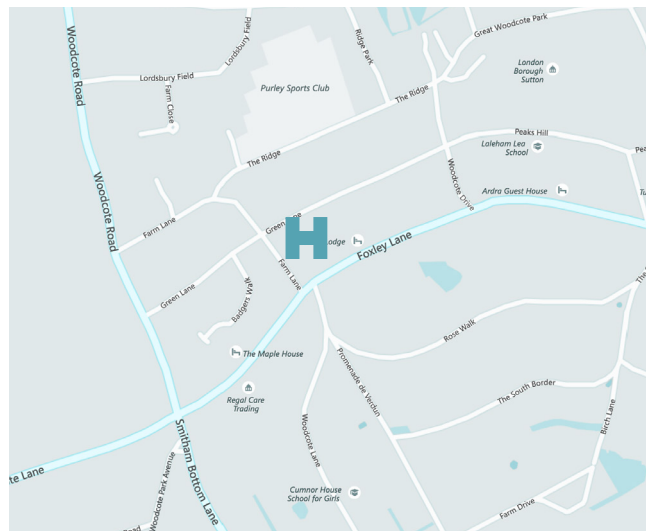
Highfield invite offers in excess of £1,525,000 subject to contract.

## Site plan



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## Location Map



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