



248a Wickham Road,
Croydon CR0 8BJ



For identification purposes only

Leasehold opportunity with planning permission to create two apartments

- Permission granted for the extension & refurbishment of the existing property to create 2 x one-bedroom apartments measuring approximately 980ft²
- Located in Croydon
- Vacant possession
- 125 year lease
- Offers in excess of £275,000

Description

The existing site comprises a two-storey, end of terrace dwelling set out with a vacant commercial unit on the ground floor, which is to be retained by the freeholder and an existing five-bedroom apartment over first and second floors. Planning permission has now been granted for the alterations and construction of a second floor rear extension with alterations to the existing dormer to create 2 x one-bedroom apartments of approximately 980ft².

Location

The property is located in Shirley within the Borough of Croydon. Croydon Town Centre is nearby, which is home to the large Whitgift and Centrale Shopping Centres. Local shops can be found on the Wickham Road and a wider array of boutique shops, supermarkets and restaurants are available in West Wickham.

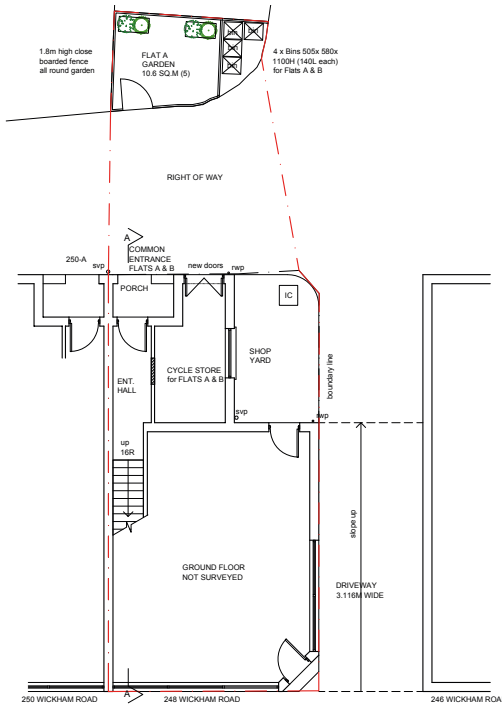
Croydon is undergoing significant regeneration as part of Croydon Vision 2020 with a new £1.4 billion Westfield Shopping Centre providing 7,000 new jobs and 1,000 new homes. The plans aim to promote Croydon as a hub of living, retaining culture and business in South London and the South East of England. The property is in the catchment area for several good schools including Trinity Boys School, Coloma Girls Convent School, Shirley High School and Croydon College

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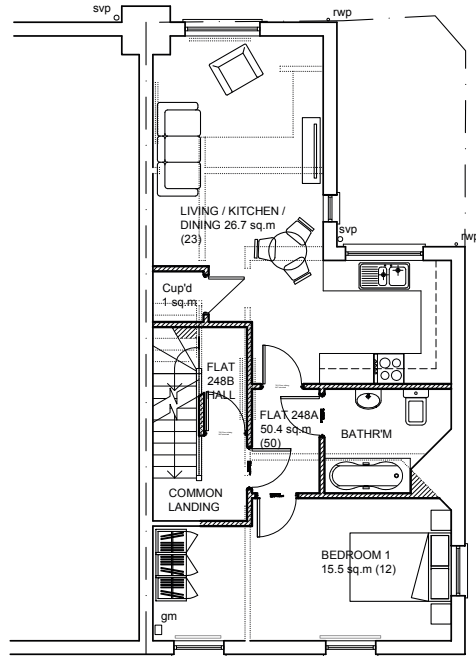
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Floor plans

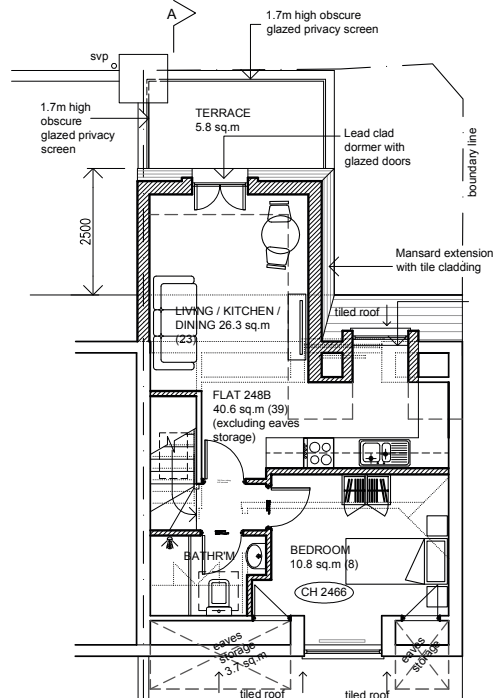
Ground



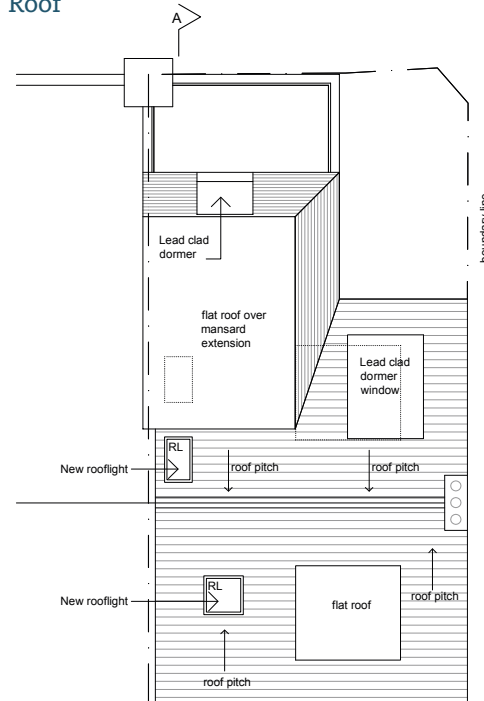
First



Second



Roof



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Schedule

Unit	Type	Beds	M ²	FT ²
1	First floor apartment	1	50.4	543
2	Second floor apartment	1	40.6	437
		Total	91	980

Rear view



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Transport

The site is located 2.5 miles from East Croydon Railway Station and 2.7 miles from Norwood Junction Train Station. Croydon South Overground station is also close by with fast trains taking 20 minutes to London Bridge and 30 minutes to London Victoria. By car, the M25 is 20 minutes drive south from the property and Brighton is also an hour away by train or car.

The property has a PTAL rating of 2 and is well served by public transport.

Planning permission

The site was granted planning permission on the 14th February 2018 under application number 18/00043/FUL for the alterations and construction of second floor rear extension with alterations to existing dormer, use of first and second floors as 2 x one-bedroom apartments with rear roof terrace.

Viewings

Please contact sole agents Highfield Investments to arrange access.

Site plan



Michael Isaacs 01992 660204
michael.isaacs@highfield-investments.co.uk

Additional Information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Financial Contributions

The property is liable for a Mayoral CIL and Haringey CIL of £15,451.52.

VAT

We have been advised that VAT is not applicable.

Tenure

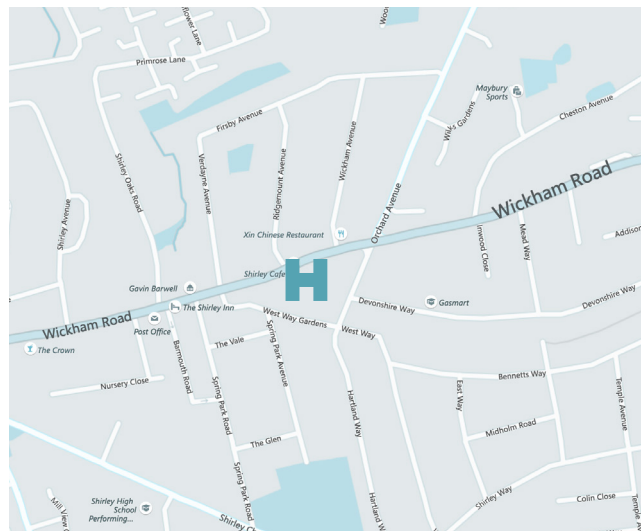
Freehold.

Terms

We are inviting offers in excess of £275,000 for the freehold interest.

Buyers note: The property will be placed in the upcoming Savills auction on the 26th March 2018 at the Marriott Hotel, Grosvenor Square, London W1K 6JP.

Location Map



Sam Bacon 01992 660204
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