



44-46 Tamworth Road,
Croydon, London CR0 1XU



Freehold Development Opportunity

- Freehold Development Opportunity
 - The site has a resolution to grant planning permission for the demolition of existing buildings and construction of 9 flats and commercial space
 - Proposed NSA- 610m² / 6,566sqft
 - Amenities closeby including Centrale Shopping centre , Marks & Spencer, and Nuffield Health Centre
 - Close to popular Reeves Corner location
 - Within a 5-minute walk to Wandle Park
 - Freehold
 - Offers invited for our client's freehold interest
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Description

The existing site comprises three 2-storey shops with residential upper parts and is offered with full vacant possession. A resolution to grant planning permission has been given by Croydon Council for the demolition of existing buildings and construction of 9 flats and commercial space.

Location

The site is located at Reeves Corner and positioned at the corner of Cairo New Road, Church Street and Tamworth Road. Situated in an area with a mixture of old and new buildings, a diverse range of local amenities can be found on Church Street just a few minutes walk away.

The local schools include Harris Invictus Academy (0.4 miles), The Minster Junior School (0.5 miles) and Heathfield Academy (0.9 miles).

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Proposed Residential Schedule

Unit	Type	Beds	GIA (m2)	GIA (ft2)
1.01	Apartment	2	74.3	799
1.02	Apartment	1	51.5	550
1.03	Apartment	2	63.5	683
2.01	Apartment	3	74.3	799
2.02	Apartment	1	50.0	538
2.03	Apartment	2	63.5	683
3.01	Apartment	3	74.3	799
3.02	Apartment	1	50.0	538
3.03	Apartment	2	63.6	683
			538	5791

Proposed Commercial Schedule

Unit	Type	GIA (m2)	GIA (ft2)
G.01	Commercial	72.7	782

Transport

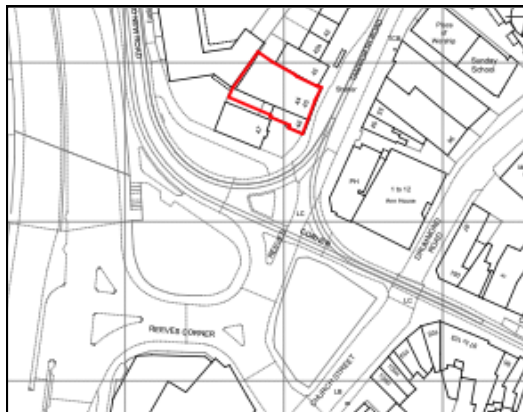
The site has a PTAL of 6b (very high). It benefits from the close proximity of two tram stops, Reeves Corner and Church Street, which provide access to both West Croydon and East Croydon Stations. West Croydon Station is also just an 8 minute walk away which provides direct access to London Bridge within 18 minutes.

Planning Permission

23/01206/FUL- A resolution to grant planning permission has been given by Croydon Council to provide 9 flats and commercial space following the demolition of existing buildings by Croydon Council to provide 9 flats and commercial space following the demolition of existing buildings.

Additional Information

Please contact a member of the team at Highfield Investments for the further information pack.



Access

Available upon request.

Financial Contributions

The CIL charge is estimated at £22,817.05 (TBC) and the S106 contribution is £15,000.

VAT

We have been advised that VAT is not applicable.

Tenure

Freehold.

Terms

Offers invited for our client's freehold interest.



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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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