



ON THE INSTRUCTIONS OF
HERMITAGE
— REAL ESTATE —

The Mitre, 164 Croydon Road,
Anerley, London, SE20 7YZ



Mixed Use Development Opportunity

- Mixed Use Development Opportunity sandwiched between Crystal Palace, Penge and South Norwood
 - Planning permission has been granted for the retention of the public house at lower ground floor and ground floor and conversion and extensions to provide 10 flats above ground floor level
 - Amenities closeby including Tesco Express, Sainsbury's and Union Health and Wellness Gym
 - Direct access to Betts Park and within close proximity to South Norwood Country Park and Crystal Palace Park
 - Existing GIA- 447sqm/4,811sqft
 - Proposed GIA- 1,093sqm/11,769sqft
 - Anerley Overground Station is an 8-minute walk away
 - Offers in excess of £985,000 for the freehold interest
 - To be sold in Allsop Auction on 21st September 2023 if not sold prior
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The Mitre, 164 Croydon Road, Anerley, London, SE20 7YZ

Description

On instructions of Hermitage Real Estate we are launching The Mitre, 164 Croydon Road. The existing site is situated within the London Borough of Bromley and consists of a vacant public house and rear garden with 2 flats on the 1st and 2nd floor. Planning has been granted to extend the existing building and add 2 extra floors to achieve a part new build and part conversion mixed-use development. The development will comprise 10 private residential apartments and commercial space (Sui Generis) at raised ground floor and lower ground floor level.

Location

The existing site is located in Anerley and sits on the corner of Betts Way, leading into Betts Park. Set back from the A213 Croydon Road, the site lies between South Norwood and Penge with a number of green spaces close by including Crystal Palace Park. The site is very well served in terms of local amenities which can be found on Croydon Road and Penge High Street. The local schools include St Anthony's Catholic Primary School (0.3 miles), James Dixon Primary School (0.6 miles) and Harris City Academy (1.3miles).

Proposed Residential Schedule

Unit	Type	Beds	Floor	GIA (m2)	GIA (Sqft)
1	Apartment	2	1st	67.7	729
2	Apartment	3	1st	113	1,216
3	Duplex	2	2nd & 3rd	67.7	729
4	Apartment	1	2nd	51.4	553
5	Duplex	1	2nd & 3rd	61.7	664
6	Duplex	3	3rd & 4th	89.6	964
7	Apartment	2	3rd	85.5	920
8	Apartment	2	4th	61.5	662
9	Apartment	1	5th	50.2	540
10	Apartment	1	5th	50.2	540
Total				698.5	7,517

Commercial Schedule

Unit	Floor	GIA (m2)	GIA (Sqft)
Public house	Lower Ground & Raised Ground	395	4,252
Total		395	4,252

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Transport

The site is highly accessible and situated an 8-minute walk away from Anerley Overground Station (Zone 4) which provides access to Green Park within 33 minutes and Liverpool Street Station within 35 minutes.

Access

Available upon request.

Financial Contributions

We can confirm that the CIL charge will be £118,920 and is to be paid by the purchaser.

Planning Permission

Reference Number [22/01001/FULL1](#) - Planning permission has been granted by the London Borough of Bromley for construction of 3rd, 4th and mansard floors above the existing roof with 4 storey extension with basement and roof terraces. Conversion/reconfiguration of the 1st and 2nd floor to provide a total of 10 flats and retention of the public house on ground and basement levels.

Further Information

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

Further Scope

Further development potential exists to convert part of the commercial space at the rear into 2 x 2 bedroom duplex apartments, whilst retaining the front public house. There may also be potential to convert both 3-bedroom apartments into 4 x 1 bedroom apartments. Subject to gaining all necessary consents.

VAT

We have been advised that VAT is not applicable.

Tenure

Freehold.

Terms

Highfield are inviting offers in excess of £985,000 for the freehold interest.

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Front View



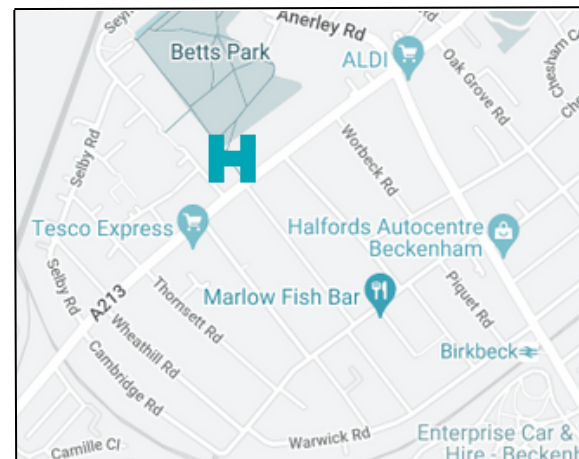
Side View



Site Plan



Site Location



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