



316 Old Lodge Lane

Croydon, Surrey CR8 4AQ

CONSENTED DEVELOPMENT
SITE FOR SALE

£875,000

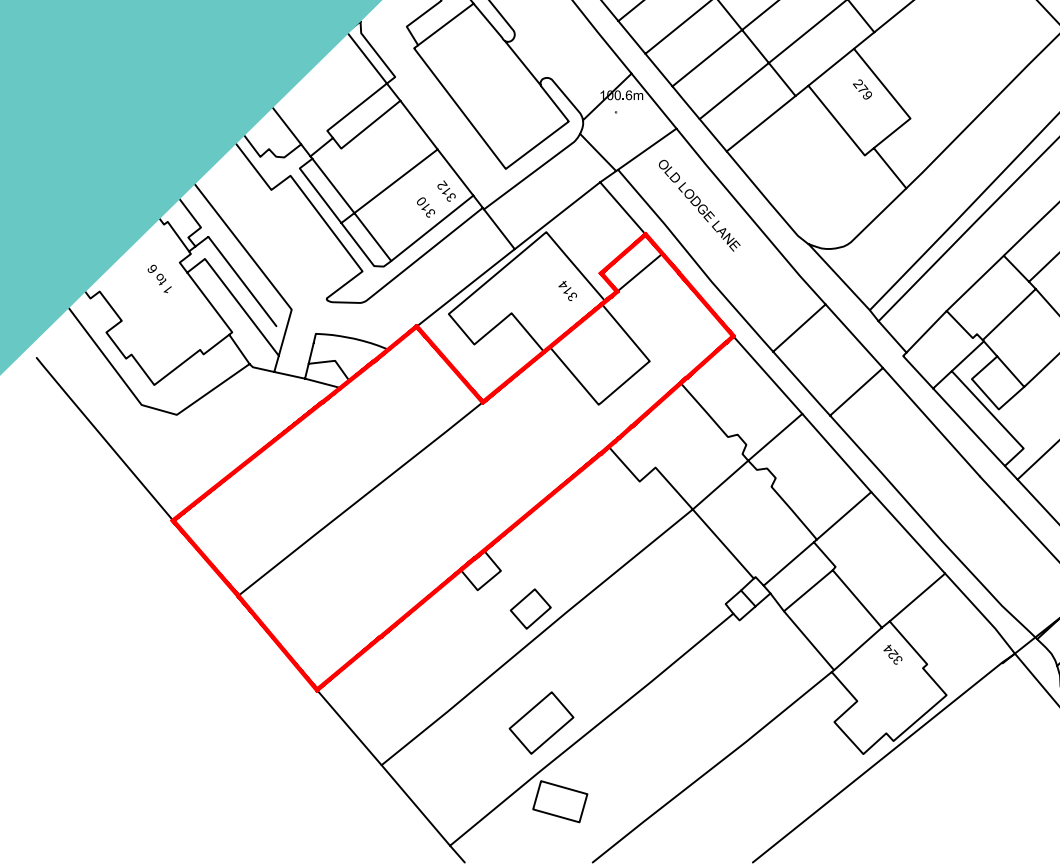
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An aerial photograph of a residential development. In the foreground, a semi-detached house with a dark brown tiled roof and brick walls is visible. To its right, a new, modern building with a white upper section and red brick lower section is under construction or recently completed. The area between the buildings is landscaped with green lawns, trees, and paved walkways. The image is framed by orange and yellow geometric shapes in the corners.

Executive Summary

- A Semi-Detached House situated on a 0.3 acre plot
- Excellent Leisure and transport amenities nearby
- The site benefits from outline planning permission (Ref: 21/04007) for the demolition of on of the existing dwelling and the erection of 5 new dwellings
- Unconditional offers are encouraged and vacant possession will be provided
- Offers in excess of £875,000

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Description

This site is located to the rear of two semi detached houses which sits on a plot measuring approximately 0.3 acres in size. 316 Old Lodge Lane will be demolished as part of the planning permission and 5 x 3 bed houses will be built. 316 Old Lodge Lane will be sold with a tenant in situ paying £24,000 per annum on an AST with a 2 month break clause.

Planning

In December 2022, outline planning was approved for the demolition of 316 Old Lodge Lane and the erection of 5 additional dwellings (planning reference: 21,04007). This planning permission is subject to an S106 payment of £7,500 and a CIL payment of £57,545.68.

A section 73 application has been submitted to revise the current consent to improve the internal layouts and reduce the build costs.

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Nearby transport

Reedham Train Station (1.2 miles)



Local Amenity

Post Office (115 yards)



Location

The site is situated in a highly desirable residential location in Purley

This location offers excellent transport links with both Purley and Reedham Station being only 1 mile away, providing direct access to London Bridge within 35 minutes and London Victoria (via East Croydon) in 40 minutes. The M25 and M23 is accessed via Brighton Road which takes you towards Gatwick Airport and Brighton. This location is perfect for commuters, young families, and first-time buyers.

Accommodation schedule:

UNIT	SIZE (SQM)	SIZE (SQFT)	GDV
Unit 1	99	1,065	£550,000
Unit 2	94	1,011	£550,000
Unit 3	94	1,011	£550,000
Unit 4	94	1,011	£550,000
Unit 5	94	1,011	£550,000
Total	475 sqm	5,109 sqft	£2,750,000

VAT

The site is not elected for VAT.

Proposal

The vendors will consider unconditional offers in excess of £875,000

Viewings

Viewings are strictly by appointment only and no unaccompanied viewings are permitted, due to the properties being occupied.

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