



16 Derby Rd
Croydon CR0 3SY

**CONSENTED RESIDENTIAL
DEVELOPMENT FOR SALE**

Offers Above £750,000

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Executive Summary

- Freehold
- Excellent transport and amenities nearby
- The site benefits from planning (Ref: 19/04490/FUL) for the demolition of the existing building and erection of 7 apartments
- Offers in the region of £750,000



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Description

This freehold site comprises a disused warehouse sitting on a plot measuring approximately 605 m² (6,512 sqft) in size. The building is located behind the main retail frontage of London Road and the residential frontage of Derby Road. Access is from the junction of Derby Road and Parsons Mead via a gated accessway.



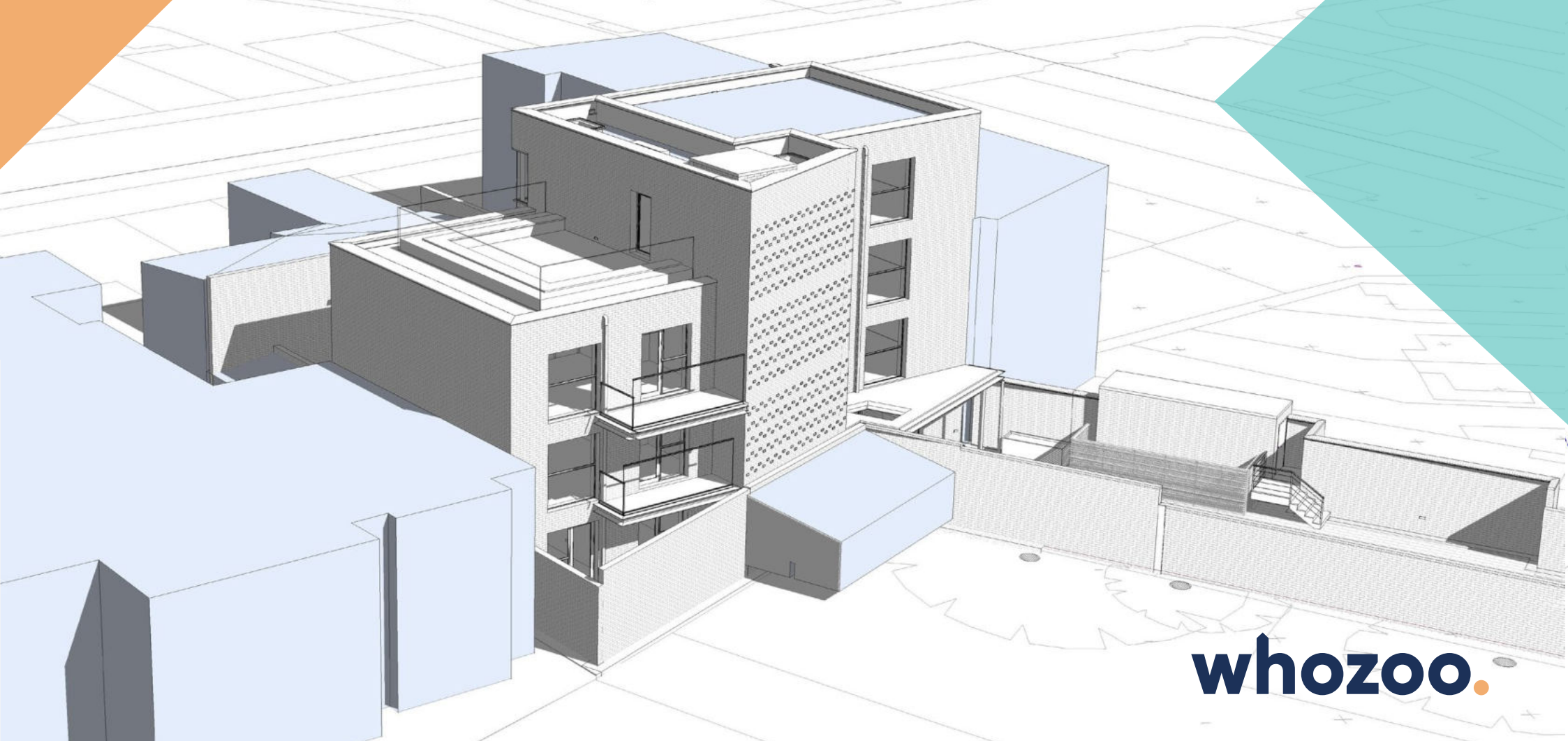
Location

The proposed development is situated in the highly sought-after Derby Road area of Croydon, a very short distance to Croydon town centre (0.2 miles), Whitgift shopping centre (0.2 miles) Wandle Park (0.3 miles) and West Croydon train (0.2 miles), Bus Station (0.1 miles), West Croydon Tram (0.6 miles), Pure Gyn (0.3 miles). and a PTAL Rating: 6b. This location is perfect for young professionals and first-time buyers.

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Areas/Distance

West Croydon train	(0.2miles)
Bus Station	(0.1miles)
West Croydon Tram	(0.6miles)



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Planning

On 15 January 2021, planning was approved by Croydon Borough Council for the demolition of the existing warehouse building and erection of a building comprising 7 flats with improved access, provision of associated refuse storage and cycle storage. Private amenity space has been allocated for each flat. A communal garden on the third-floor roof terrace measuring 40.8sqm and surrounded by 1.5m high opaque glazed screens is accessible to all residents. In total, there will be approximately 155sqm of amenity space including roof terrace, private balcony, and enclosed gardens.

Accommodation schedule:

Unit	Floor	Bed	Size (sqm)	Size (sqft)
Unit 1	Ground	3	112.4	1,209
Unit 2	Ground	3	99.2	1,068
Unit 3	First	1	65.6	706
Unit 4	First	2	81.7	879
Unit 5	Second	1	65.6	706
Unit 6	Second	2	81.7	879
Unit 7	Third	2	81.4	876
Total			587.6**	6,323**

Excludes roof terrace measuring 40.8sqm

* Prospective purchasers are advised to conduct their own measured site survey to ascertain the precise site size.

** Includes balcony for each apartment.

VAT

The site is not elected for VAT.

Proposal

The vendor will consider offers in the region of £750,000.

Viewings

Viewings are available upon request.

For more information please contact:



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