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**FOR SALE**

**RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
27A Theobald Road, Croydon CR0 3RN

## SUMMARY

On behalf of private clients, SHW are pleased to offer this development opportunity in Waddon, Croydon.

### PROPERTY HIGHLIGHTS:

- Residential development opportunity with approved planning permission to build seven flats
- Well located in the residential suburb Waddon, Croydon – only 0.5 miles from Croydon Town Centre
- The site exists as nine flats with five car parking spaces – a planning enforcement notice was served by the London Borough of Croydon on 16 April 2010 requiring the demolition of the building as an unauthorised development
- Planning permission approved on 10 July 2023 to provide 7 new residential flats:

*“Part retention, alterations and remodelling of building, including partial demolition, 2 storey side/rear extension, 2/3 storey front extension, infill extensions and an additional storey to form a part 4 storey and part 2 storey building to provide 7 residential units and associated hard and soft landscaping and outdoor amenity spaces”*

- Freehold
- Offers invited in excess of **£800,000** for the freehold interest with vacant possession



## VIEWINGS – 020 8662 2700

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## LOCATION

The site is situated on the northern side Theobald Road, located beside Wandle Park to the south-west of Croydon Town Centre in Waddon, Croydon.

The surrounding area is predominately residential terraced housing and new build flatted accommodation. A Council operated vehicle depot is situated to the west of the site.

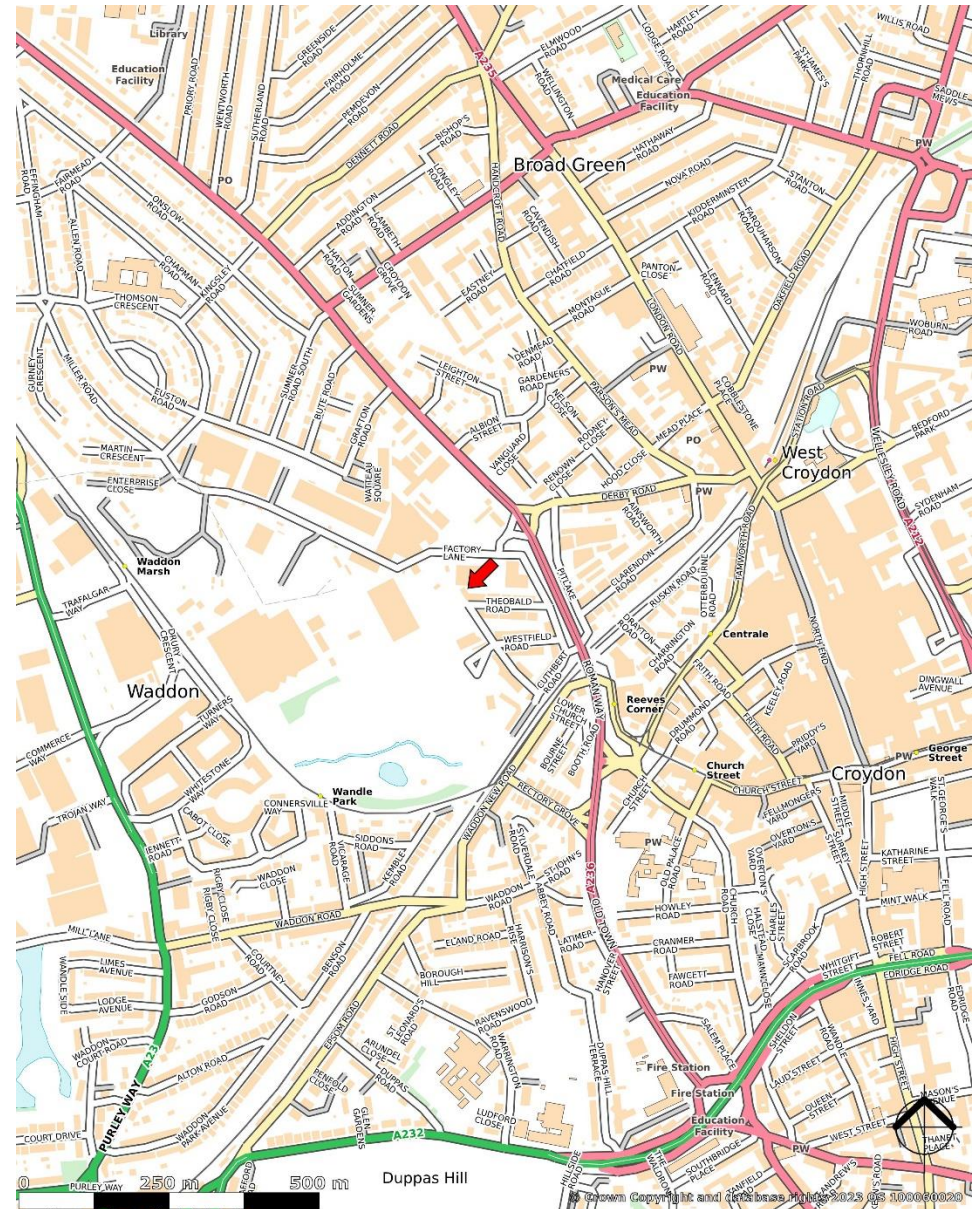
Wandle Park a beautiful four hectare public park is situated to the immediate southwest.

The site benefits from good access to Croydon Town Centre benefitting from a PTAL rating between 5 and 6a.

## Public Transport

- Reeves Corner Croydon Tramlink is 0.40 km – providing regular tram services routes toward East Croydon, Wimbledon, Beckenham and Addiscombe
- West Croydon Railway Station is 0.60 km – providing rail services to London Bridge within 25-minutes.
- East Croydon Railway Station is 1.60 km – providing rail services to London Victoria within 15-minutes, and Gatwick Airport within 14-minutes.

The Local Authority is the London Borough of Croydon.



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## DESCRIPTION

27A Theobald Road, Croydon comprises a detached residential block of nine flats, laid out over two-storeys with roof accommodation.

Internally the building is configured to provide seven 1-bedroom flats, and two 2-bedroom flats.

To the rear of the site is a shared car parking area with approximately five off-street car parking bays and refuse facilities.

## SITE AREA

The site area extends to approximately 0.134 acres (0.054 hectares).



*View from 27A Theobald Rd, looking across Wandle Park*

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# PLANNING PERMISSION / REDEVELOPMENT OPPORTUNITY

## Planning Consent

Planning permission was granted under planning ref number 22/00013/FUL on 10 July 2023 for – “Part retention, alterations and remodelling of building, including partial demolition, 2 storey side/rear extension, 2/3 storey front extension, infill extensions and an additional storey to form a part 4 storey and part 2 storey building to provide 7 residential units and associated hard and soft landscaping and outdoor amenity spaces”.

The development of 27A Theobald Road include the following;

- Refurbishment of the exiting building, roof and entrance extensions and infill to undercroft and rear parking area
- Creation of a building ranging in height from 2-4 storeys with a mansard roof
- Provision of 7 new flats with a shared roof garden, and amenity space
- Rear landscaping scheme for the residents
- Car parking free scheme
- Dedicated refuse and cycle storage room
- A rooftop garden is proposed above flat 1, adjacent the neighbouring 27 Theobald Road, which will aid in the transition from the 2-storey element adjacent to the neighbouring terraced dwellings.



## Planning Enforcement Notice

A Planning Enforcement Notice was served by the London Borough of Croydon on 16 April 2010 requiring the demolition of the building as an unauthorised development and clearance of resultant debris from the site of 27A Theobald Road.

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# PLANNING PERMISSION / REDEVELOPMENT

## Proposed Area & Accommodation

UNIT	FLOOR	UNIT TYPE	UNIT AREA (SQM)	PRIVATE AMENITY (SQM)	TENURE
1	Ground & First	3B6P	102	10	Private
2	Ground	2B3P	63	20	Private
3	Ground	3B4P	74	27	Private
4	First	Studio	38	6	Private
5	First	3B4P	74	8	Private
6	Second & Third	2B3P	74	10	Private
7	Second & Third	3B4P	86	15	Private

## Community Infrastructure Levy (CIL)

The estimated total indexed Croydon CIL and Mayoral CIL liability for the proposed development is £29,071.52. A copy of the CIL Notice is available on our data-room. Purchasers must rely on their own due diligence.



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## TENURE

The property is held under freehold title number SGL667991.

## EPC

Available for download on our data-room.

## VAT

We understand the property not elected for VAT.

## PRICE

Offers are invited in the region of £750,000 for the freehold interest, with vacant possession.

## ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

## DATA ROOM

Further information, including EPCs, planning permission information, floor plans, title documentation can be found in the data-room by using the link below:

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/15242/Theobald-House-27A-Theobald-Road-Croydon-Surrey->



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