



FREEHOLD FOR SALE

FOR SALE – RESIDENTIAL DEVELOPMENT OPPORTUNITY

FORMER BUFFER BEAR CENTRE, MATTHEW'S GARDENS, NEW ADDINGTON CR0 0DQ

SHW

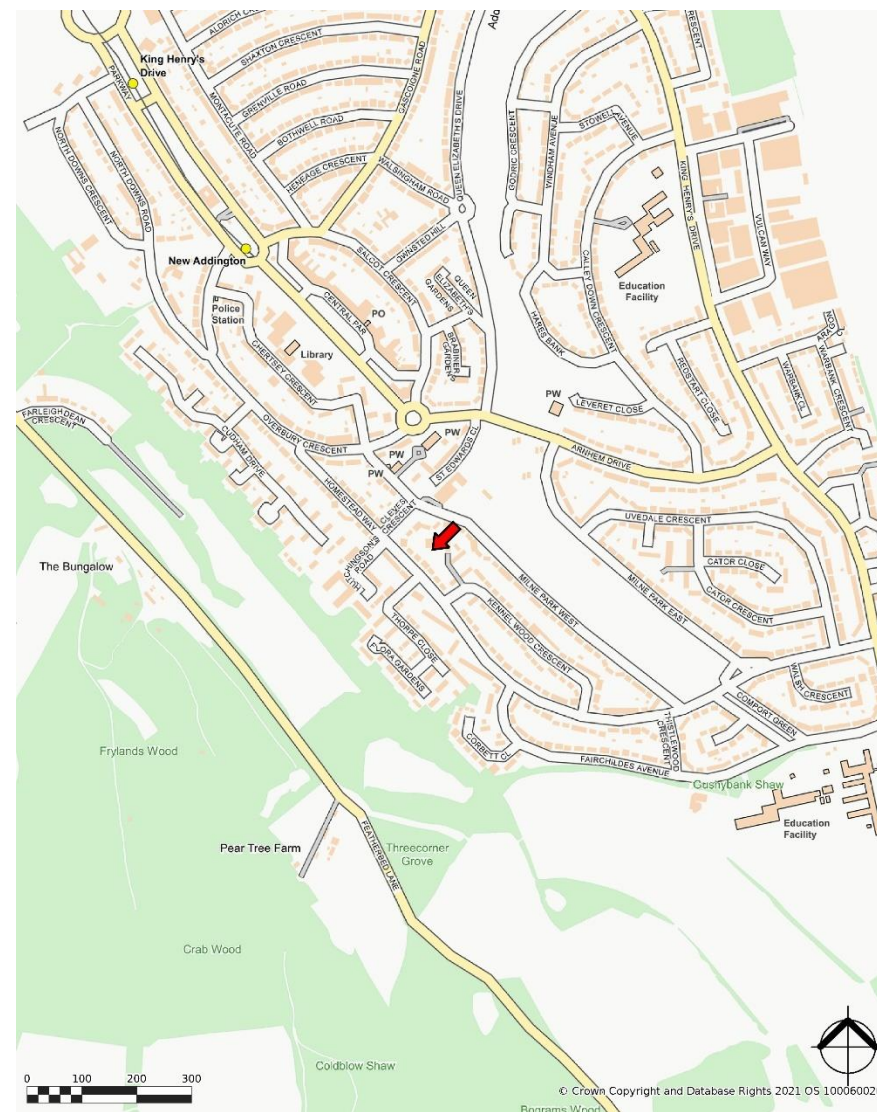
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EXECUTIVE SUMMARY

- The site comprises a cleared triangular area of land within a residential area.
- Total site area 0.369 acres (0.15 hectares).
- A new freehold title will be created.
- Located on Matthew's Gardens, New Addington, to the rear of residential properties.
- Subject to planning offers are invited in excess of **£750,000**.



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LOCATION

The site is located on Matthew's Gardens, New Addington, with a pedestrian access also from Cleves Crescent.

New Addington Tram Stop is located 0.7 miles from the property, providing services to East Croydon and Wimbledon. Bus routes also operate in close proximity, providing services to East Croydon and Biggin Hill.

DESCRIPTION

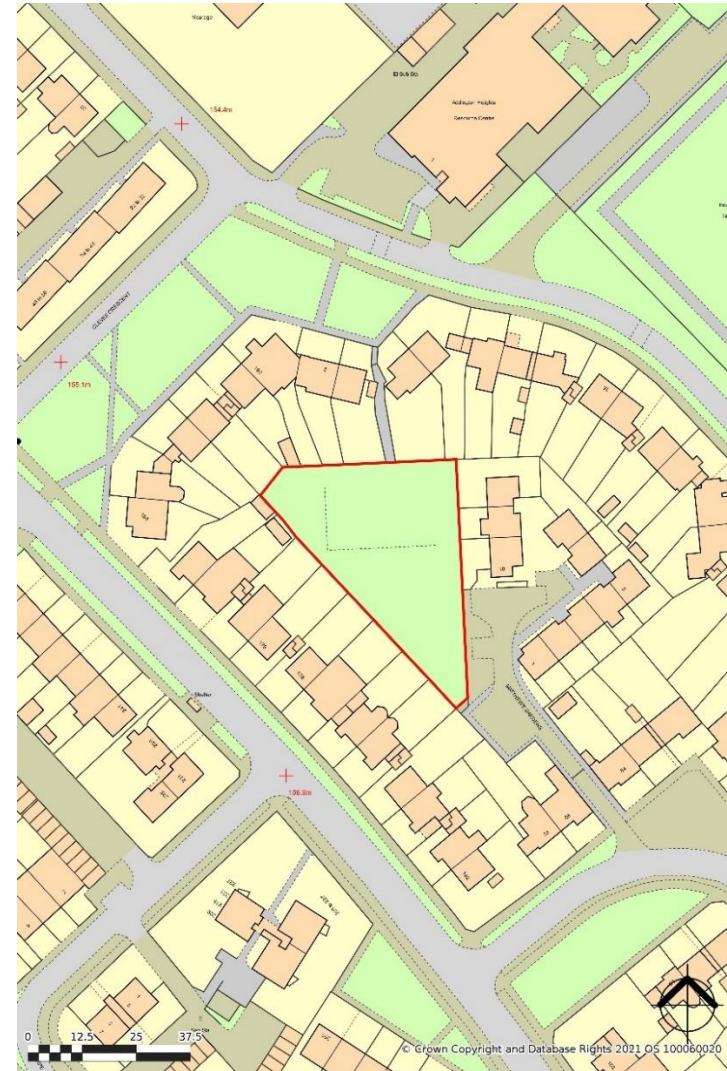
The site comprises a triangular clear area of land, to the rear of residential properties. The site was formerly used as a children's care centre, however the building has since been demolished.

Total site area 0.369 acres (0.15 hectares).

REDEVELOPMENT OPPORTUNITY

Croydon Council's Spatial Planning department have provided a Planning and Design Brief which indicates the site may be suitable for 8x 3B residential mews houses or 6x 3B residential mews houses, along with provision of 198 sqm of Class E use and outdoor amenity space, subject to planning permission.

The Local Authority is the London Borough of Croydon.



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TENURE

The property is currently part of a larger title, reference number: SGL160368. A new freehold title will be created upon the sale of the property.

VAT

We understand that the property is not elected for VAT.

PRICE

Subject to planning offers are invited in excess of **£750,000** for the freehold interest.

OFFERS

Offers are being invited on an informal tender basis for the freehold interest with vacant possession, subject to contract. A bid deadline date is yet to be confirmed and will be announced in due course.

Offers should be in writing and include the following information:

- Identity of the proposed purchaser.
- Purchase price
- Purchaser background & track record. Proof of funds will be requested if your offer is further considered.
- Proposed timescale for exchange and completion of sale.
- Any condition or surveys that are required.
- Solicitor details

No offer is to be calculable by reference to any other offer.

AML

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

FURTHER INFORMATION

For further information please follow the link below to our data room.

<https://shwcrm.agencypilot.com/PropertyView/PropertyDataRoom/21252/Former-Buffer-Bear-Site-New-Addington-Croydon-Surrey-CR0/>



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