

**SHW**

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**FOR SALE**

**FREEHOLD LAND – 0.49 ACRES**

**PAVILION 2, PURLEY WAY PLAYING FIELDS, CROYDON**

**DESCRIPTION**

The site comprises a dilapidated pavilion building of timber construction which were historically used as changing rooms ancillary to the playing fields but have been out of use for some time. The property also benefits from an 'in and out' access.

The land extends to an approximate area of 0.49 acres.

**LOCATION**

The site is located off the Purley Way / A23.

Bus route 289 operates in close proximity and provides a service to Purley town centre.

The property lies within the administrative area of the London Borough of Croydon.

**PLANNING**

We understand the property benefits from Use Class F2 (c), formerly being used as a sports pavilion ancillary to the playing fields.

The site is designated as Metropolitan Open Land and an Archaeological Priority Area.

**EPC**

An EPC has been commissioned and will be available shortly.

**DATA ROOM**

Further information can be found in our Data Room: [Click Here for Data Room](#)

**TENURE**

A new freehold title is to be created.

**VAT**

We understand the property not elected for VAT.

**RATEABLE VALUE**

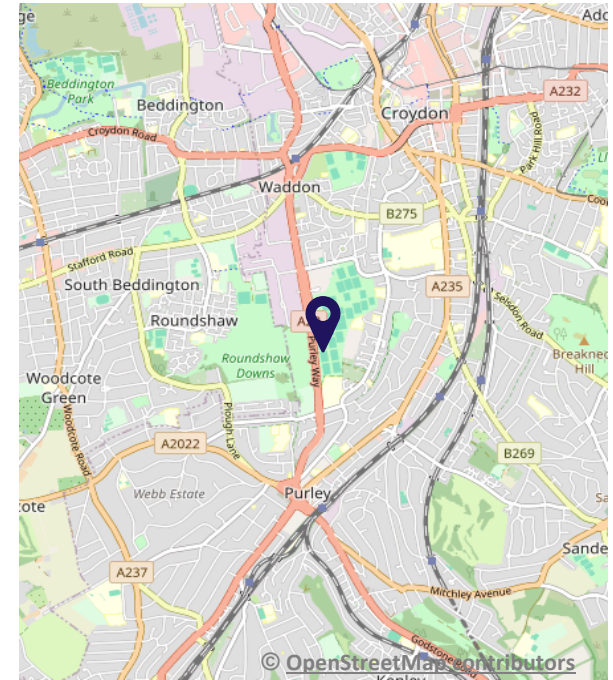
The property is in the process of being listed with the VOA.

**PRICE**

Offers are invited in excess of **£150,000**.

**ANTI-MONEY LAUNDERING**

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



**VIEWINGS – 020 8662 2700**

**Matt Morris**

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**Richard Plant**

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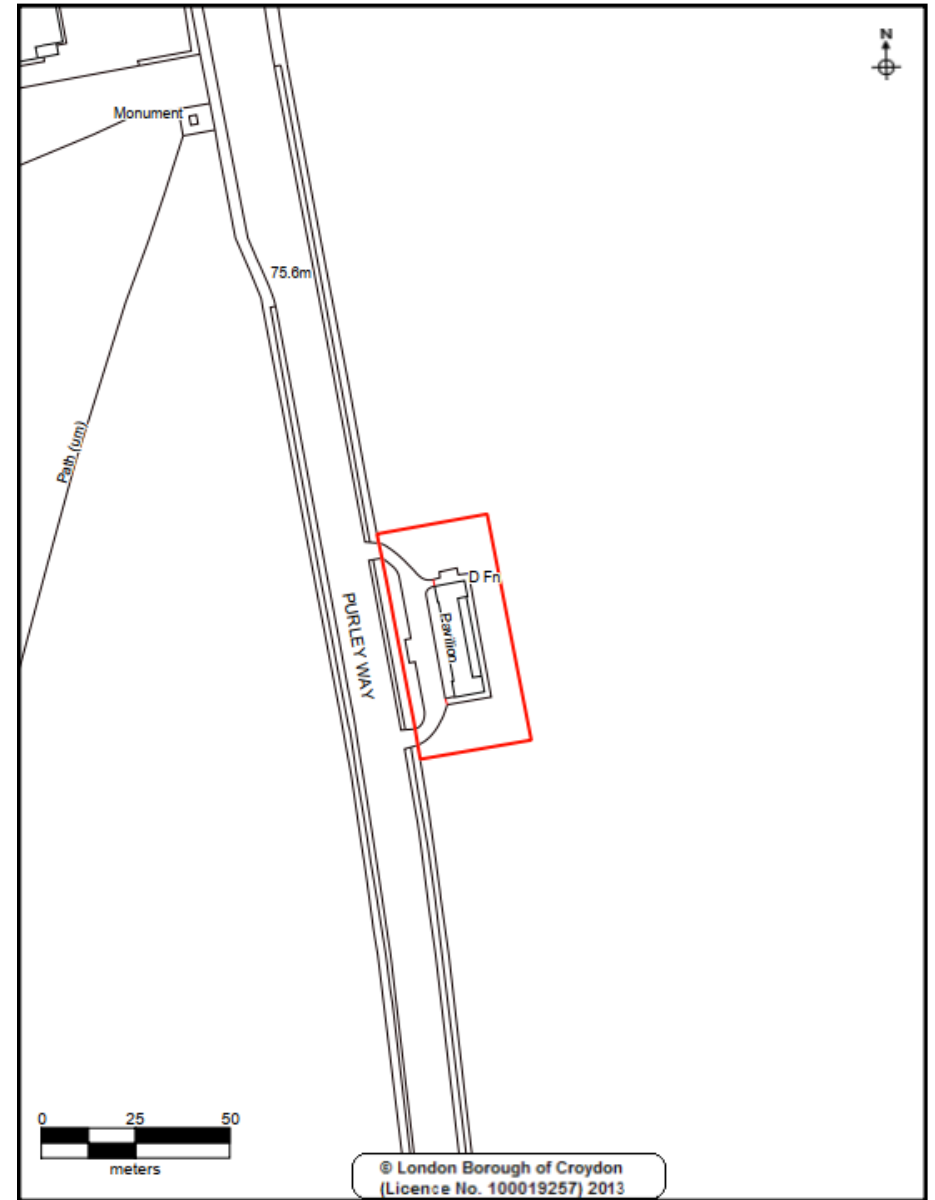


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