

**BUILDING PLOT
CONSENT FOR 2 HOUSES**



CGI IMAGE OF PROPOSED

**SANDERSTEAD ROAD
SOUTH CROYDON CR2 0AJ**

Guide Price £350,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

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THE SMALL PRINT

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THE DESCRIPTION

Freehold development site with planning consent for 2 new houses

Total GIA:

Plot size: 324 Sqm

Accommodation: 2 x 3-Storey four bedroom semi detached houses of 103.3 sqm

THE LOCATION

Sought after location and convenient for a number of good schools, transport links into London and easy access to M25.

The area is well served with excellent schools to include Riddlesdown Collegiate, Cumnor House, St Davids and Whitgift.

Croydon town centre offers The Whitgift centre shopping facilities and East Croydon station. The M25/M23 is approximately fifteen minutes drive giving easy access to Gatwick airport.

THE PLANNING

Planning was allowed at appeal for erection of 2 x 3- storey dwellings accessed from Sanderstead Road with associated landscaping and bin and bike stores

CIL Estimate £41,000

THE PRICE

Guide Price £400,000 Freehold

DATAROOM

Full information found in our dataroom [HERE](#)

Password: sanderstead1