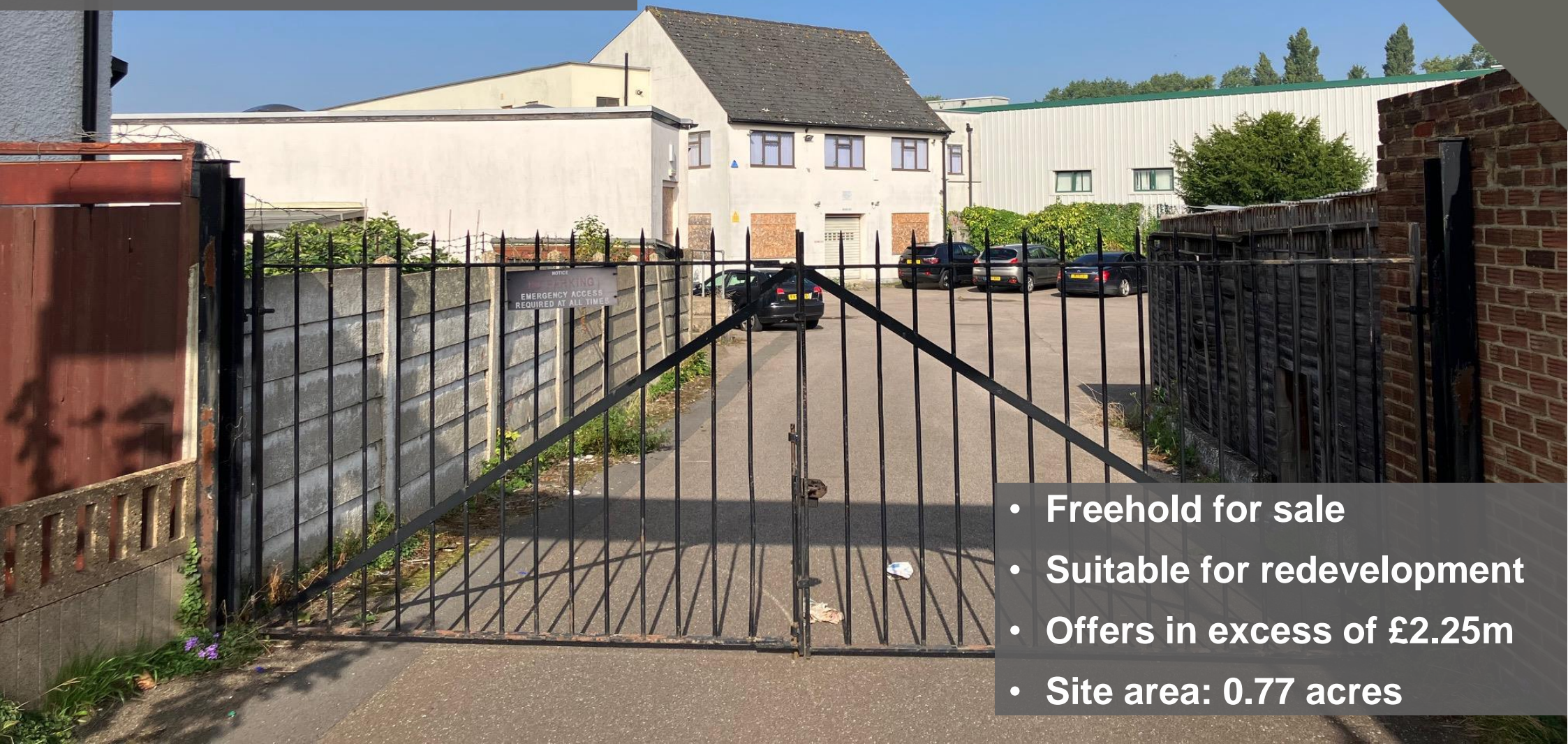


For Sale – Freehold Development Opportunity

Hartnell
TaylorCook

**70b Stafford Road &
8a Stafford Gardens,
Croydon, CR0 4NE**



- Freehold for sale
- Suitable for redevelopment
- Offers in excess of £2.25m
- Site area: 0.77 acres

FOR SALE – FREEHOLD DEVELOPMENT OPPORTUNITY

70b Stafford Road & 8a Stafford Gardens, CR0 4NE

Location

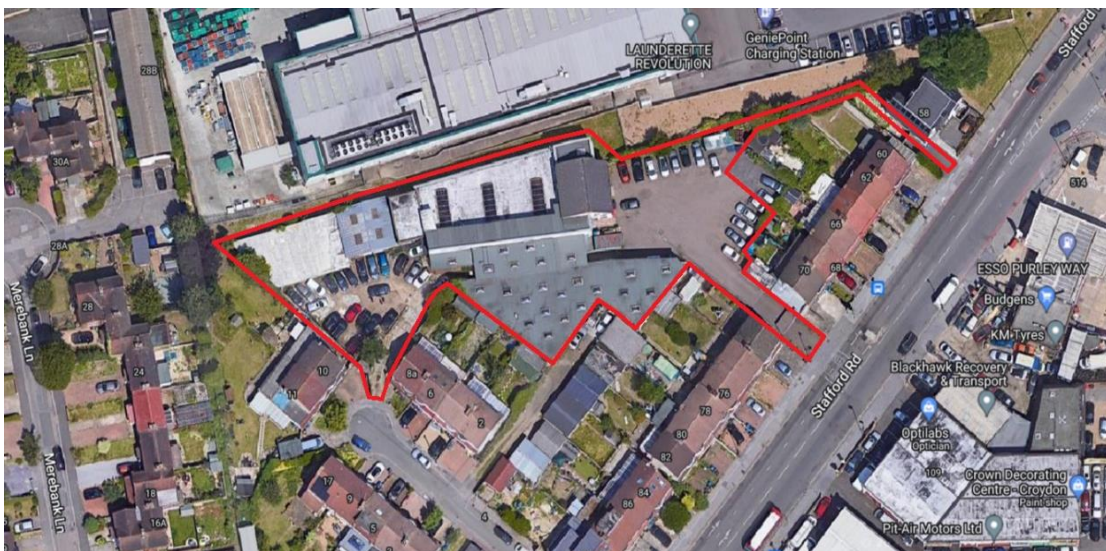
The property is located within the London Borough of Croydon, approximately 1.5 km south west of the town centre, on Stafford Road, surrounded by residential property, local commercial uses and backing onto the Morrisons superstore.

The property has exceptional road and public transport links, being located just off the junction of the A232 (Stafford Road) and the A23, close to the Purley Way junction. There are regular bus routes along the A23 Purley Way. Waddon train station is a 5 minute walk away (c. 300 metres) with a fastest journey time to London Bridge Station of 23 minutes, and London Victoria Station in 36 minutes.

There are a number of parks and green spaces nearby, such as Duppas Hill Recreation Ground to the east, Purley Way Playing Fields and Purley Downs Golf Club to the south & Beddington Park to the north west.

In addition to Morrison's, nearby occupiers include Waddon Leisure Centre, Kings Gym Croydon, Tool Station, Pets at Home, Halfords, and various other commercial uses and car showrooms.

A further range of retailers, supermarkets and leisure facilities are located at Purley Cross & Valley Retail Parks, approximately 1.1 km to the north.



FOR SALE – FREEHOLD DEVELOPMENT OPPORTUNITY

70b Stafford Road & 8a Stafford Gardens, CR0 4NE

Description

The property comprises a former bespoke metal components manufacturing facility of concrete frame, with a part pitched/part flat roof and a large car park with space for c. 30 cars. The main access is via Stafford Road, with further large, secure yard area to the rear, accessed separately from Stafford Gardens.

70b Stafford Road consists of a ground floor workshop, office, storage and staff room, with first floor offices & storage.

8A Stafford Gardens consists of a ground floor workshop and storage space, and first floor storage space. The premises are inter-linked.

The property is not listed nor is it in a conservation area.

Planning

Class B2 under the Town & Country Planning (Use Classes) Order 1987 (amended September 2020). The property is vacant and would suit conversion or redevelopment to residential, self storage, trade/industrial, retirement living, or medical uses, subject to the necessary planning consents.

Accommodation

The available accommodation has the following approximate gross internal floor areas;



Floor	SQ M	SQ FT
70b Stafford Road	1,272	13,695
8A Stafford Gardens	336	3,621
	1,608	17,316
Site Area	0.313 ha.	0.77 ac.

Interested parties are encouraged to make their own check measurements.



FOR SALE – FREEHOLD DEVELOPMENT OPPORTUNITY

70 Stafford Road & 8 Stafford Gardens, CR0 4NE

Price

Offers in excess of **£2,250,000 (Two Million, Two Hundred and Fifty Thousand Pounds)** excl. VAT are sought on an unconditional basis, subject to contract.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

EPC

EPC available on request.

For further information or to arrange an inspection of the site, please contact the below:

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SUBJECT TO CONTRACT
Date of Production: October 2023

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