

CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

On instructions of
Administrators of Estate
of J.M. Green

2 Beech Avenue,
Sanderstead,
Croydon, CR2 0NL

- Prime development site in Sanderstead.
- Residential planning consent for 31 units.
- Site area of 1.28 acres (0.405 hectares).
- Opposite Purley Downs Golf Club and close to local amenities.
- Excellent transport links to Croydon and central London.
- Offers invited in excess of £2,800,000 excl. VAT for the Freehold interest with full vacant possession.
- Offers to be received by 12.00midday Tuesday 17th December

Hartnell
Taylor Cook

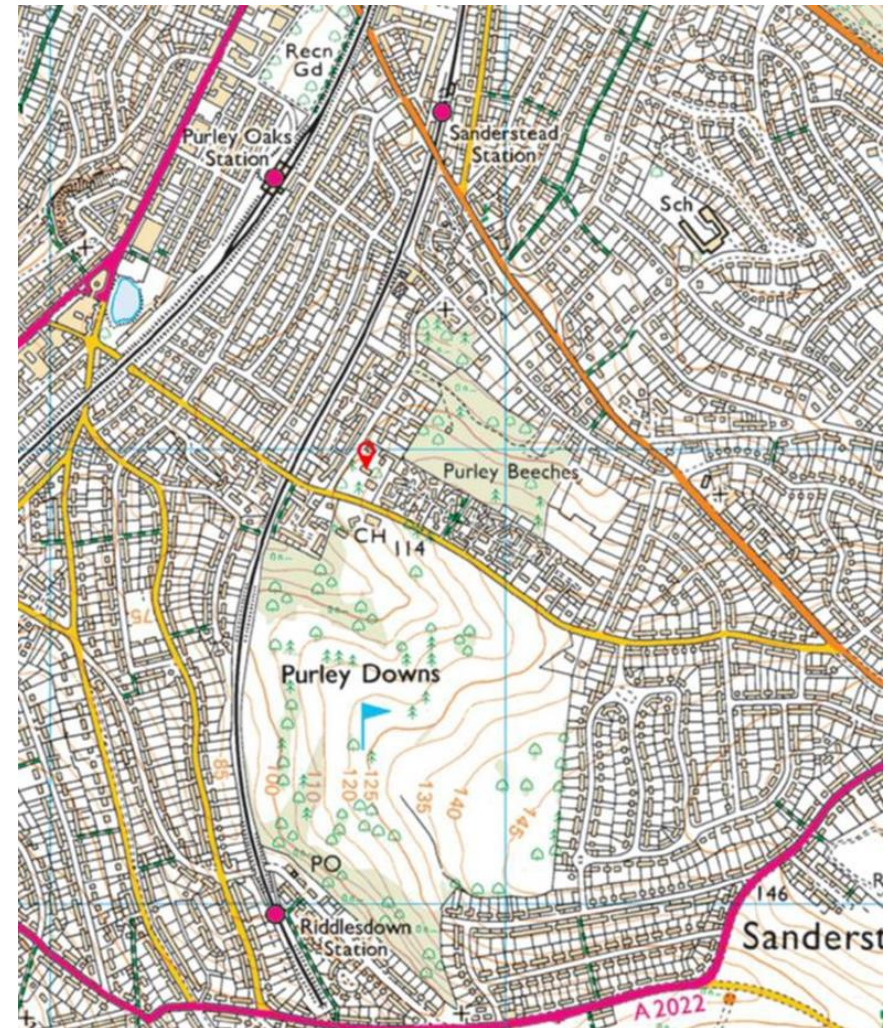
SUBJECT TO CONTRACT

The above site outline is for identification purposes only.

Location

Located in Sanderstead, a wealthy primarily residential area in the London Borough of Croydon. Sanderstead is approximately 2.5 miles south of central Croydon. The premises occupy a corner plot at the junction of Purley Downs Road and Beech Avenue, opposite the popular Purley Downs Golf Club. The main high street of Sanderstead, Limpsfield Road, is approximately 1 mile to the south east and Purley High Street is 0.75 miles to the west.

The area is a popular commuter location with good access to the M25 motorway via the A23 and the A22 with regular train links to central London from the two local train stations, Purley Oaks and Sanderstead, both c.0.5 miles to the north. Bus stops for local routes on Purley Downs Road are immediately next to the site boundary.



Description

The site is a corner plot fronting Purley Downs Road and Beech Avenue. It is approximately 1.28 acres comprises two buildings; a large two storey house a separate three-bedroom cottage, parking and garage and extensive grass and wooded areas. It's accessed by a main driveway leading directly uphill off Beech Avenue. To the south and west sides of the main house is a large site with lawn and wooded areas of mature trees that act as a natural barrier to the roads.

The cottage is currently used as ancillary space to the main house. The buildings are currently occupied by a Charitable Housing Association, who have served Notice to vacate. The property will be sold with full vacant possession permitting immediate development.



Accommodation

MAIN HOUSE

Basement	51.27 sq m	552 sq ft
Ground Floor	330.19 sq m	3,554 sq ft
First Floor	245.00 sq m	2,637 sq ft

Total	626.46 sq m	6,743 sq ft

COTTAGE

The cottage is three bedrooms upstairs with living accommodation at ground floor. We have been unable to access the cottage to provide measurements.

SITE AREA **0.405 hectares** **1.28 acres**

Planning

Planning Application No. 21/06145/FUL was submitted to **London Borough of Croydon** on 15th December 2021.

The application was for demolition of the main house, removal of selected trees and erection of 2 x 4-storey buildings comprising 31 residential units plus 29 car parking spaces. The application did not include demolition of the cottage.

Following extensive discussions with the LBC planning department the application was refused on 27th July 2023 and went to Appeal. The appeal was successful and full planning consent was granted on 29th October 2024.

A previous planning application (Application number 20/00558/FUL) for 34 flats and associated car/cycle parking was successful at Appeal in July 2021.

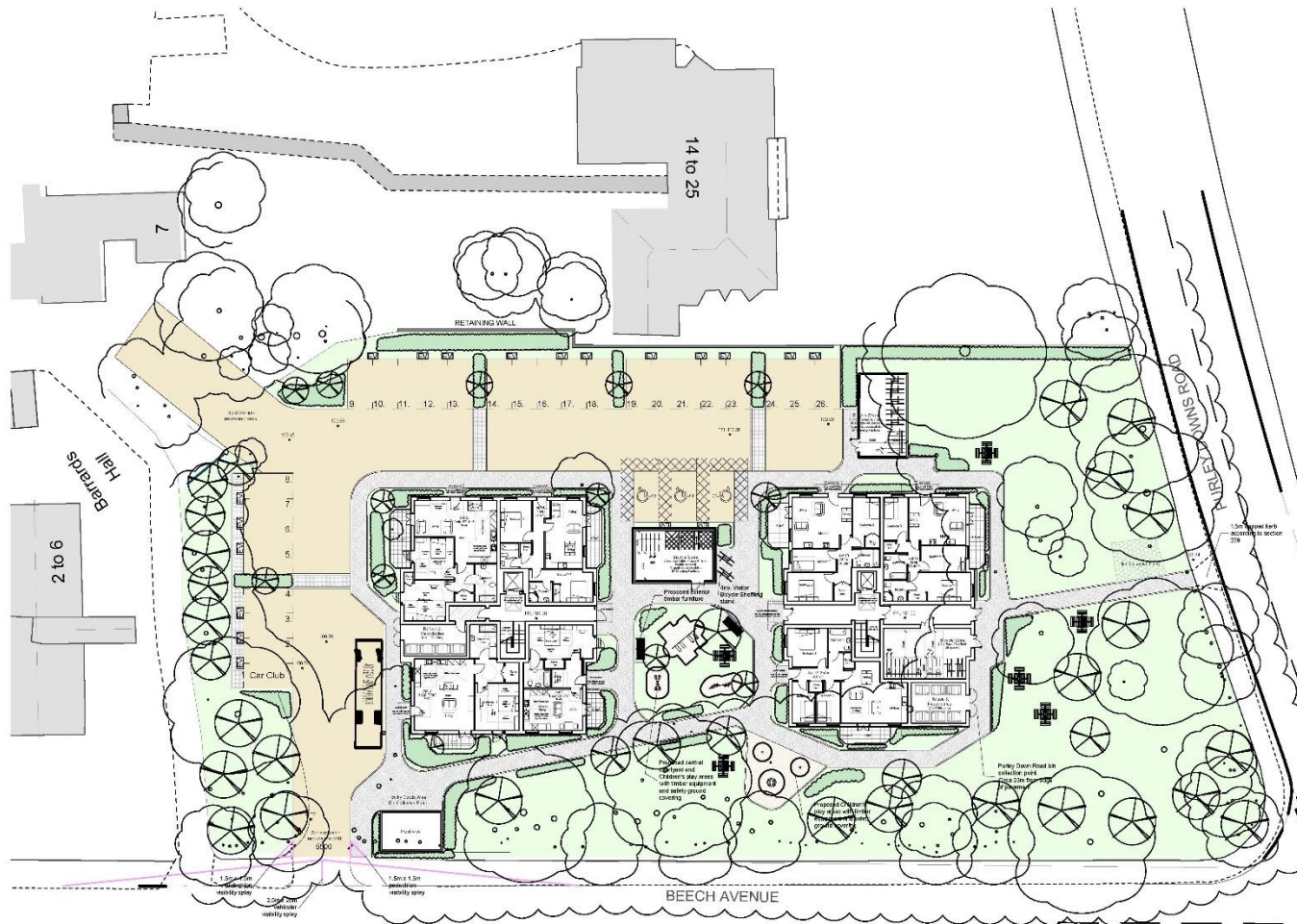
A copy of the application and associated drawings and reports are available in the Data Room or on the London Borough of Croydon website at the following address:-

[Link to planning application on LBC website](#)



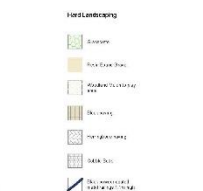
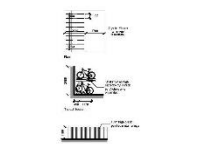
FOR SALE

2 BEECH AVENUE, SANDERSTEAD, CROYDON, CR2 0NL



NOTES

GENERAL NOTES:
 1. THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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P7	1:500	Planning/Conservation	1/1
P6	1:500	Planning/Conservation	1/1
P5	1:500	Planning/BCP	1/1
P4	1:500	Planning	1/1
P3	1:500	Planning	1/1
Site	Site	Site	1/1

PLC ARCHITECTS
 Landscape Architects
 20-20 Regent Street
 Richmond PO1 2EP
 Hampshire England
 Tel: 01895 97 955 303
 E-Mail: info@plcarchitects.com
 Web: www.plcarchitects.com

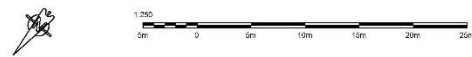
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Location: Sanderstead -
 Near Croydon -
 2 Beech Avenue
 CR2 0NL

Proposed Site Plan

Drawn	SA	Checked	SA	Approved	SA
CG	Sep 22	X	X	X	X
Scale	1:250	1:250	1:250	1:250	1:250
Project	22-2367-100	1:250	1:250	1:250	1:250

Proposed Site Plan
 2 Beech Avenue, CR2 0NL
 1:250 / A2



Tenure

Freehold.

The boundaries of the site are outlined on the O/S extract for identification purposes only. The site is held under four separate titles, details available in the Information Pack on request.

Marketing Information Pack

A data room with Marketing Information Pack is available and includes detailed documents covering the following data:

- Title Plan
- Title Register
- Planning Decision Notice
- Existing Plans of the Main House
- Full suite of plans for the consented development
- Ecology Survey
- Flood Risk Assessment and SUD's Report
- Energy Statement
- Sustainability Report
- Transport Statement
- Arboricultural Impact Statement
- Contaminated Land Risk Assessment
- Bat Emergence & Re-entry Survey
- Site and Building Photographs

The link to access the Marketing Information Pack is below:

[Link to Data Room](#)



Rating

The Main House is registered as Council Tax Band H and the Cottage is registered as Council Tax Band D with the London Borough of Croydon. Interested parties are advised to make their own enquiries as to the exact amount of Council Tax payable.

EPC & VAT

The property has currently NOT been elected for VAT purposes.

The house is EPC rated C and the cottage is EPC rated E. Copies of the EPC's are in the Data Room.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Proposal & Informal Tender Date

Offers in excess of **£2,800,000 (Two Million Eight Hundred Thousand Pounds)** are invited for the freehold interest with full vacant possession, on an unconditional basis.

Offer should be received by 12.00 midday on Tuesday 17th December 2024.

Viewings & Further Information

For access to the Marketing Information Pack or to arrange viewing of the site, please contact the sole selling agents, Hartnell Taylor Cook:-

Jonathan Moore

Mobile: 07999 041713

Email: jonathan.moore@htc.uk.com

Rob Amey

Mobile: 07801 415642

Email: rob.amey@htc.uk.com