



18 BRAMBLEDOWN ROAD, SOUTH CROYDON CR2 0BL

Summary

- Detached 2-storey 3 x bedroom house extending to approximately 1,864ft² situated on a site of 0.18 acres
- Planning permission for demolition of existing building and creation of 7 x residential apartments (4 x 2 bed and 3 x 3 bed units) totalling 6,213ft²
- Sought after location within a short walking distance from Sanderstead Station
- Offers invited in the region of £1,000,000 for the freehold interest

Description

The existing property comprises a detached 2-storey 3 x bedroom house which extends to approximately 1,864ft².

To the rear of the house within the garden is a single storey garage and 2 x sheds which total approximately 233ft².

Access to the property is currently taken via Heathurst Road.

Location

The property occupies a prominent position on the corner of Brambledown Road and Heathurst Road, in Sanderstead within the London Borough of Croydon.

The immediate area comprises mainly high-quality residential properties with numerous commercial offerings including shops, restaurants and supermarkets available in Sanderstead village.

The nearest train station is Sanderstead which is located 0.3 miles to the property and provides frequent services into London Victoria in 23 minutes.



Approved Accommodation Schedule

Unit	Floor	Description	GIA m ²	GIA ft ²
1	Ground	2 Bedroom Flat	68	732
2	Ground	2 Bedroom Flat (Wheelchair)	87	938
3	First	2 Bedroom Flat	74	792
4	First	3 Bedroom Flat	82	886
5	Second	2 Bedroom Flat	73	785
6	Second	3 Bedroom Flat	82	880
7	Third	3 Bedroom Flat	112	1,200
Total			577	6,213

Planning

Planning permission was granted at appeal (reference: APP/L5240/W/22/3312631) for the demolition of the existing dwelling and erection of a 3-storey building comprising 7 x residential apartments (4 x 2 bed and 3 x 3 bed units) totalling 6,213ft² along with 4 parking spaces.

All of the units are for private sale and no Section 106 obligations apply. The planning consent is subject to a CIL liability of circa £80,444.48. Please note that this is an indexed estimate as of January 2024 and should not be relied upon, any prospective purchasers should undertake their own analysis.

Now that the principle of apartments has been established there may be potential to re-configure the proposed plans and create additional units subject to obtaining the necessary consents.



Tenure

The property is being sold freehold with vacant possession upon completion.

VAT

We understand the property has not been elected for VAT.

Terms

Offers invited in the region of £1,000,000 for the freehold interest.

Contact

To discuss any aspect of this property or the disposal process, please contact the seller's agents:

Jordan Oldfield 07736 177891

jordan.oldfield@kingsbury.co.uk



Kingsbury on their own behalf and on behalf of the Owner / Landlord of this property whose agents, gives notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement. Kingsbury is the trading name of Kingsbury Investment & Development Consultants Ltd registered in England No: 06869268.