

FOR SALE  
CONSENTED  
DEVELOPMENT SITE



whozoo.

CROYDON

📍 2 Wickham Road, Shirley, Croydon CR0 8BA

Price £575,000



Property Type

CONSENTED DEVELOPMENT SITE



Size

1,830 SQFT



Tenure

FREEHOLD



Borough

CROYDON



Planning Granted

20/02356/FUL



Existing Use

C2 DWELLING HOUSES

### Tenanted



No

### Local Train Stations



East Croydon (1.6 miles)  
Eden Park (1.7 miles)  
Elmers End (1.7 miles)

### Local Amenities



Shirley High Street (0.3 miles)  
Box Park Croydon (1.8 miles)  
Bromley Town Centre (4 miles)

### VAT Applicable



No

### Rateable Value

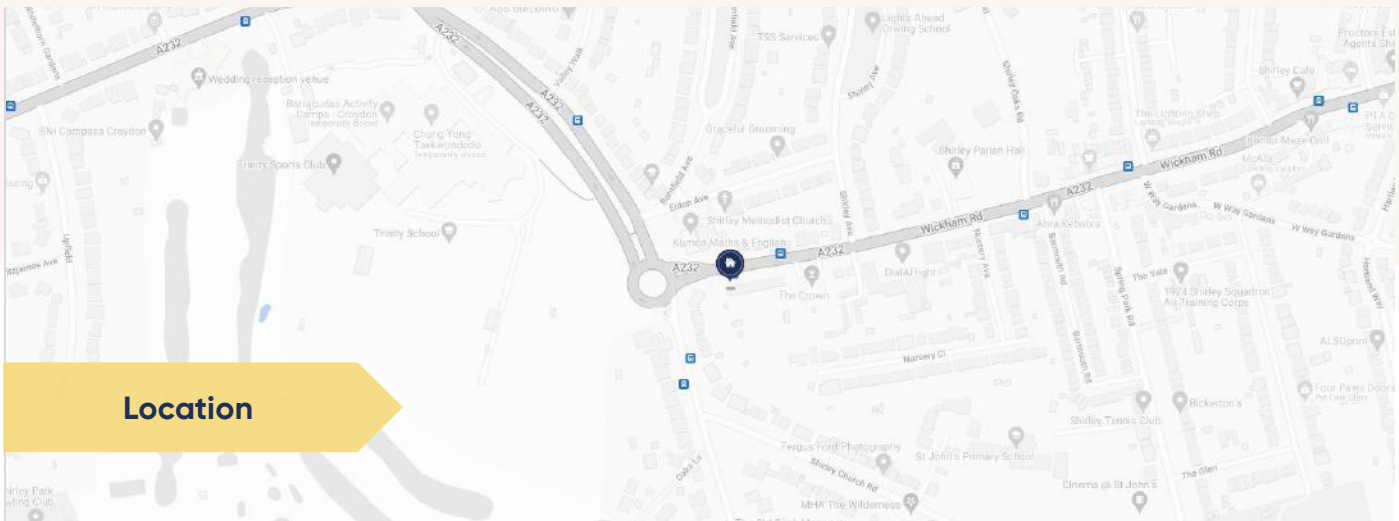


N/A

### EPC



N/A



### Location



### Additional Information

An exciting conversion opportunity in the heart of the affluent area of Shirley, Croydon.

The site currently comprises a large 3-bedroom house with a large rear garden. There is access along the path on right hand side of the property allowing for parking spaces to the rear.

Planning permission was granted in August 2020 for the conversion of the existing building to create 1 x 3 bed flat, 1 x 1 bed flat and 1 x studio flat.

The conditions have been discharged and party wall agreements are in place for the build.

The CIL payment is estimated to be £11,000.

Unconditional offers in excess of £575,000 will be considered.



## ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)
1	36	388
2	52	560
3	75	807
<b>TOTAL</b>	163	1,755

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Commercial Property, Expertly Done



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