

**SHW**

**MAKING  
PROPERTY  
WORK**

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**NORTH CROYDON  
MEDICAL CENTRE**  
518 Tel: 020 8665 4757

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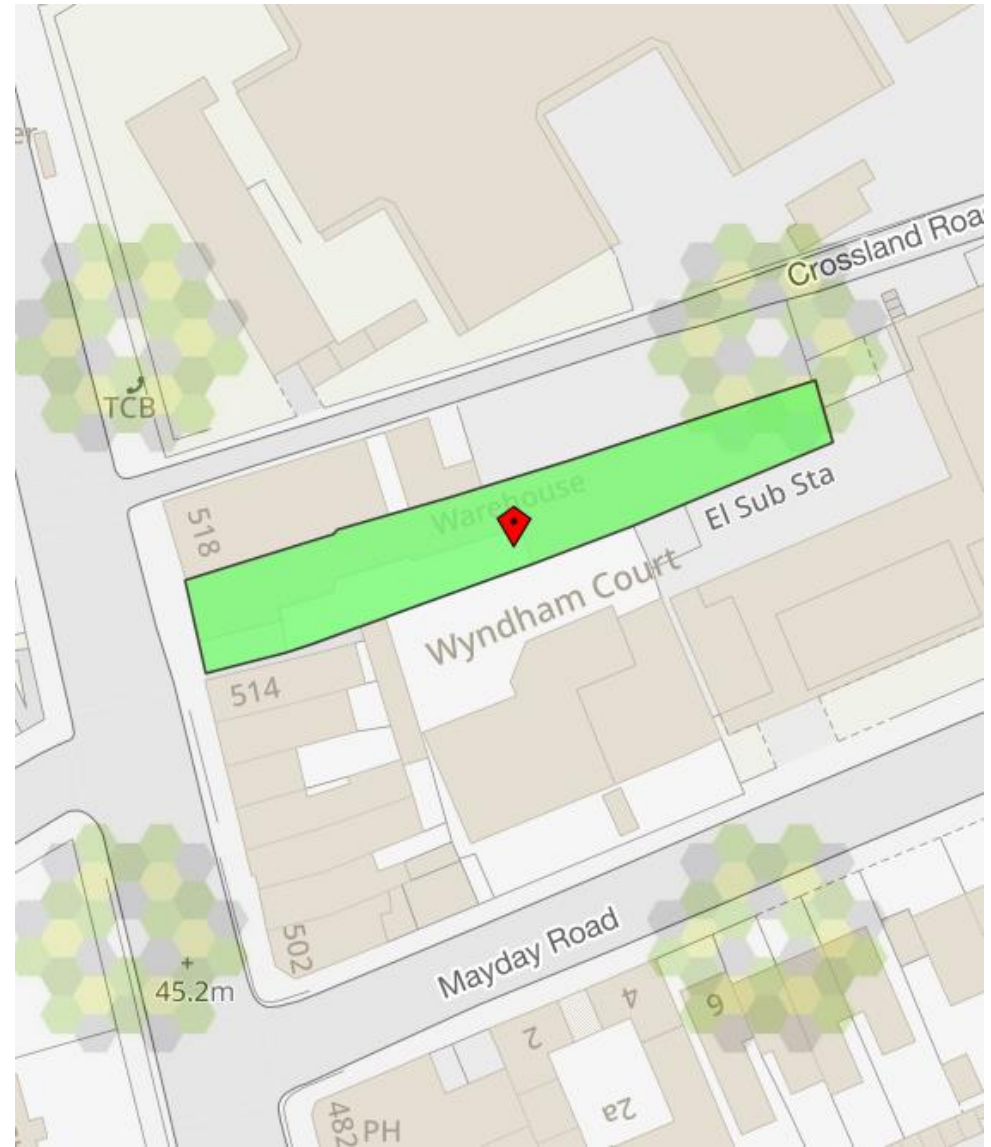
**FOR SALE**

**CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY  
516 LONDON ROAD, THORNTON HEATH CR7 7YG**



**EXECUTIVE SUMMARY**

- The property comprises a building with retail and industrial use.
- Located on London Road, Thornton Heath.
- Benefits from planning permission for the demolition of the existing buildings and erection of buildings to provide 1x retail unit and 9x flats. (REF: 11/03658/P).
- Development commenced in 2015 via two trenches to support foundations for the proposed development.
- Guide Price: **£750,000** for the freehold interest.



**VIEWINGS – 020 8662 2700**

**Richard Plant**

t: 07850 584240

e: rplant@shw.co.uk

**Matt Morris**

t: 07894 692426

e: mmorris@shw.co.uk



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SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316



## LOCATION

The property is located on London Road, Thornton Heath, adjacent to Croydon University Hospital and forming a secondary retail parade.

Croydon town centre is located 0.8 miles south of the site via London Road and Thornton Heath town centre is located 1.1 miles to the northeast of the site.

West Croydon Railway Station is located 0.8 miles south of the property, providing services to London Bridge (18 mins), London Victoria (35 mins), Epsom Downs, Epsom and Sutton. London Overground also operates from this station providing services to Highbury & Islington.

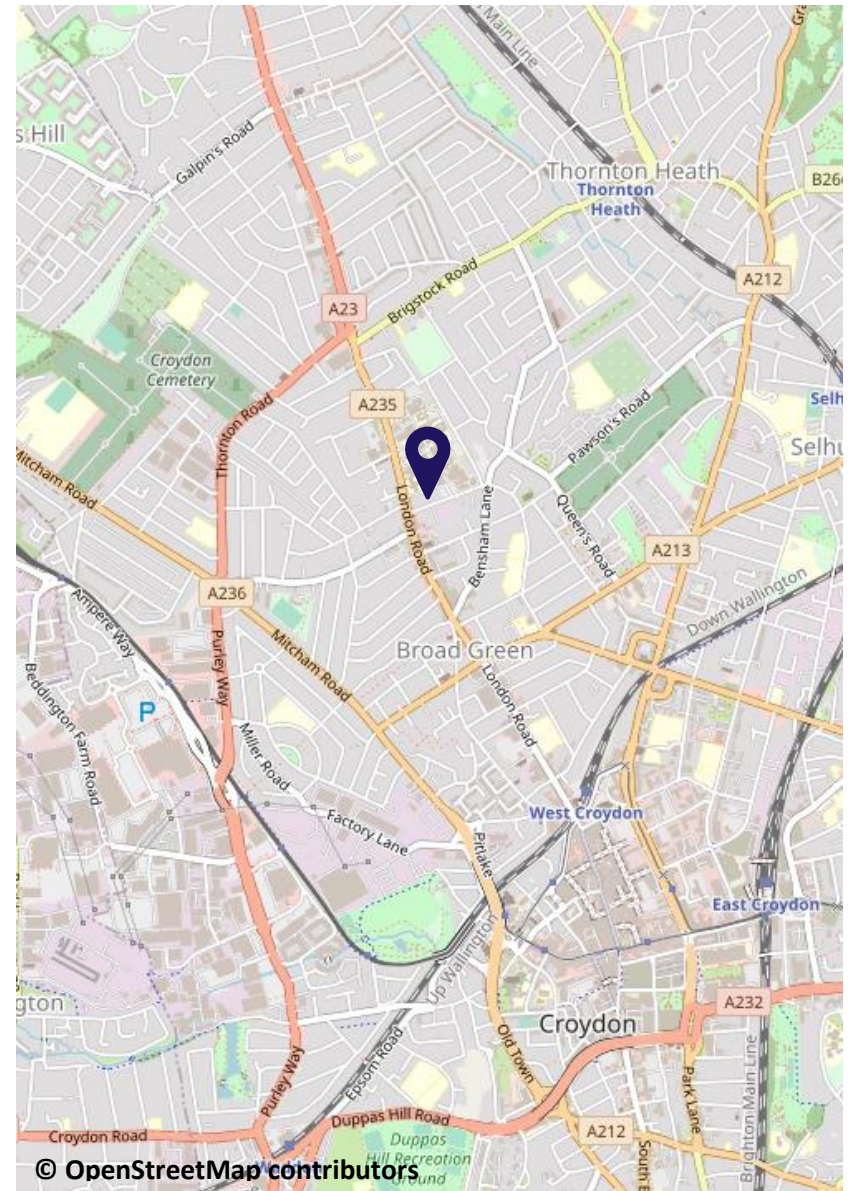
The site is well served by numerous bus services.

## DESCRIPTION

The property comprises a within a long narrow site. The building fronting London Road comprises a two-storey building with accommodation in the roof space. The rear industrial building extends the length and width of the site. Vehicular access is off London Road which serves a narrow courtyard located within the site.

The site is rectangular in shape and extends to approximately 0.14 acres (0.06 hectares).

The Local Authority is the London Borough of Croydon.



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# PLANNING PERMISSION

## BUILDING A

UNIT NO	FLOOR	TYPE	SIZE (SQ M)	SIZE (SQ FT)
Retail	Ground	N/A	40.00	431
01	First	2B3P	62.00	667
02	First	2B2P	58.00	624
03	Second	2B3P	65.00	700
04	Second	Studio	32.00	344

Planning permission was granted in March 2012 for:

*'Demolition of existing buildings; erection of 1 three storey and 1 four storey with accommodation in roof space comprising 1 retail unit, 5 two bedroom, 3 one bedroom and 1 studio flats; formation of vehicular access and provision of associated car and cycle parking spaces.'* (REF: 11/03658/P).

A further application (REF: 13/00081/P) was granted for a minor variation of a condition from the previous consent. In June 2015, the consent was implemented via the excavation of two trenches to support foundations for the building permitted under planning permission 11/03658/P.

## BUILDING B

UNIT NO	FLOOR	TYPE	SIZE (SQ M)	SIZE (SQ FT)
01 (W)	Ground	1B2P	67.00	721
02	First	1B2P	53.00	570
03	First	2B3P	66.00	710
04	Second	1B2P	53.00	570
05	Second	2B3P	65.00	700



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## TENURE

The property is held freehold under title number SY276877.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

We understand that the property is not elected for VAT.

## DATA ROOM

Further information, including planning documents and title documentation can be found in the Data Room by using the link below:

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/25739/516-London-Road-Thornton-Heath-Surrey-CR7-7YG>

## ANTI-MONEY LAUNDERING

In order to discharge its legal obligations under applicable Anti-Money Laundering regulations, SHW will require certain information of the successful bidder. In submitting your offer, you agree to provide such information when Heads of Terms are agreed.

## GUIDE PRICE

We are inviting offers at **£750,000** for the freehold interest.



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