



# FREEHOLD FOR SALE

**FOR SALE – RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
2 GODSTONE ROAD, KENLEY CR8 5JE

**SHW**

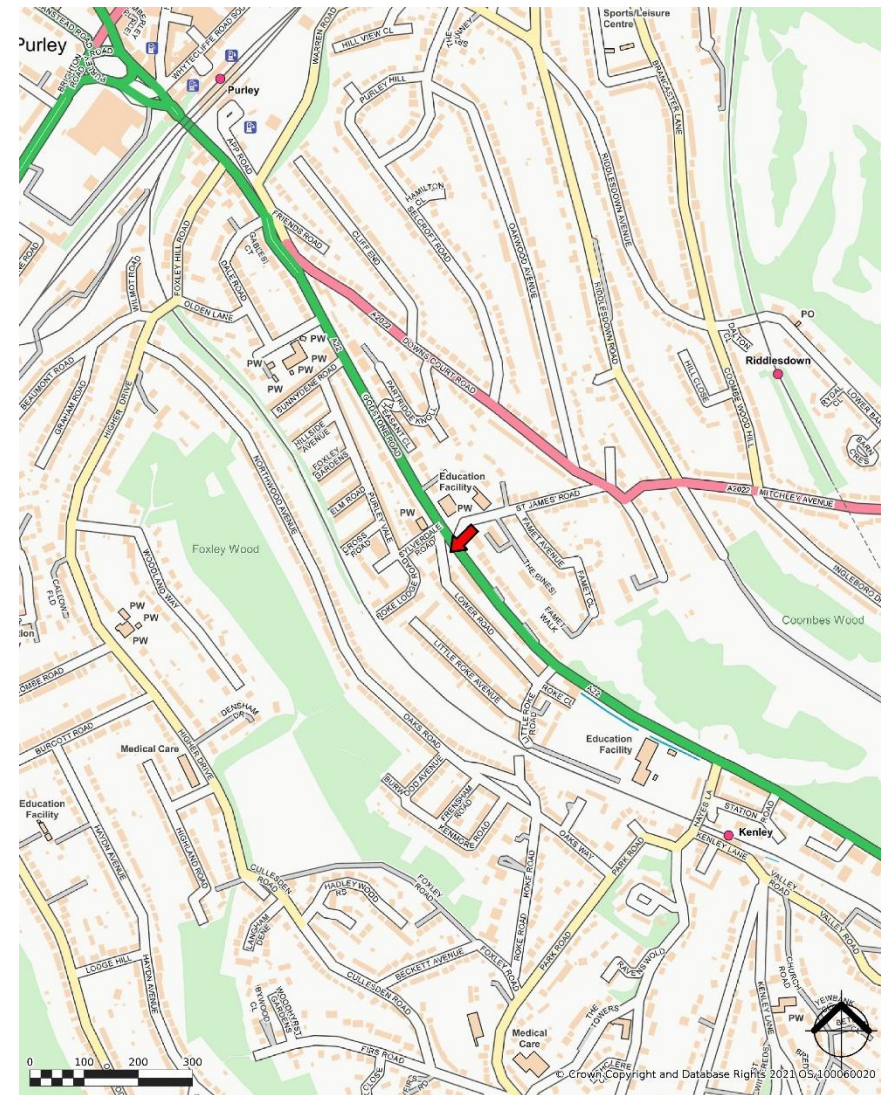
**CROYDON**  
[www.croydon.gov.uk](http://www.croydon.gov.uk)

**MAKING  
PROPERTY  
WORK**  
[SHW.CO.UK](http://SHW.CO.UK)



**EXECUTIVE SUMMARY**

- Vacant residential building situated on a corner plot.
- Located on Godstone Road, Kenley within close walking distance of Kenley railway station.
- Total site area 0.143 acres (0.058 hectares).
- Gross External Floor Area extends to approximately 1,074 sq ft (99.8 sq m).
- Freehold title reference number: SY246595.
- Unconditional offers are invited in excess of **£550,000** with vacant possession.



Richard Plant    07850 584240    rplant@shw.co.uk  
 Alexi Borg        020 8662 2745    aborg@shw.co.uk  
 Matt Morris       07894 692426    mmorris@shw.co.uk



**SOCIAL**  
 Follow us on twitter @SHWProperty

**MAKING  
 PROPERTY  
 WORK**

**SHW.CO.UK**

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 under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

## LOCATION

The site is to the south-west of the A22 Godstone Road and bordered on the western boundary by Lower Road.

Kenley railway station is located 0.5 miles east of the property, providing direct services to Caterham and London Bridge with approximate journey times of 10 and 35 minutes respectively. The property is also well-served numerous bus stops in close proximity providing links into Caterham, Croydon and Sutton.

## DESCRIPTION

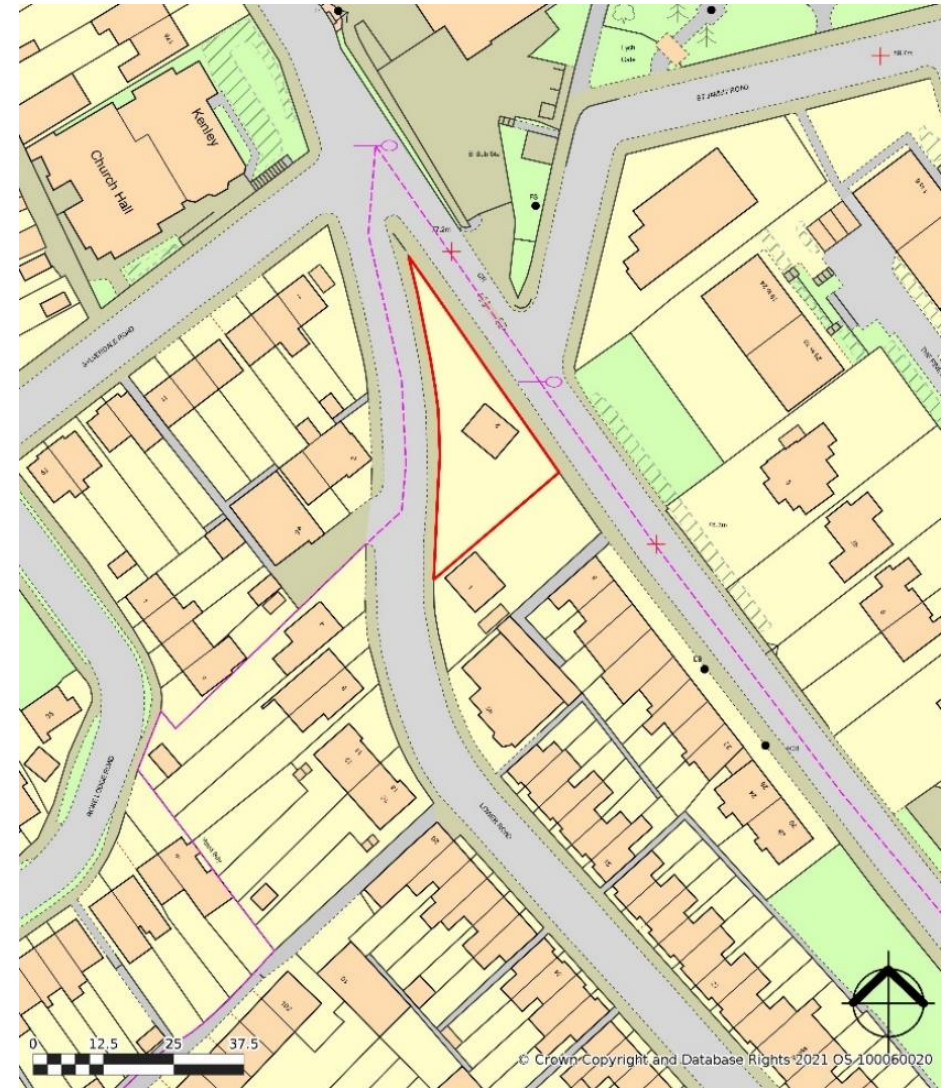
The property comprises a vacant, two storey, detached residential building situated on a steeply sloping triangular plot, with boundaries formed by the A22 Godstone Road, Lower Road and a common boundary with 1 Lower Road. There is vehicular access to the site via Lower Road albeit with the garden heavily overgrown much of the site is currently inaccessible.

The total site extends to an area of approximately 0.143 acres (0.058 hectares). The approximate Gross External Floor Area extends to approximately 1,074 sq ft (99.8 sq m).

## PLANNING / REDEVELOPMENT OPPORTUNITY

The Local Authority is the London Borough of Croydon.

Croydon Council's Spatial Planning Department has provided a Planning and Design Brief (see data room) indicating the potential capacity for residential development comprising 6x apartments arranged over lower ground, ground, first and second floors, subject to planning permission. There may also be the potential for a third floor comprising of 2-3x one-bedroom flats, subject to further capacity testing.



Richard Plant  
Alexi Borg  
Matt Morris

07850 584240  
020 8662 2745  
07894 692426

rplant@shw.co.uk  
aborg@shw.co.uk  
mmorris@shw.co.uk



**SOCIAL**  
Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



## TENURE

The property is freehold held under title number SY246595 and is to be sold with vacant possession.

## VAT

We understand that the property is not elected for VAT.

## PRICE

Unconditional offers are invited in excess of **£550,000** for the freehold interest.

## OFFERS

Offers are being invited on an informal tender basis for the freehold interest with vacant possession, subject to contract. A bid deadline date is yet to be confirmed and will be announced in due course.

Offers should be in writing and include the following information:

- Identity of the proposed purchaser.
- Purchase price
- Purchaser background & track record. Proof of funds will be requested if your offer is further considered.
- Proposed timescale for exchange and completion of sale.
- Any condition or surveys that are required.
- Solicitor details

No offer is to be calculable by reference to any other offer.

## AML

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

An EPC has been commissioned and will be available in the data room shortly.

## VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

## FURTHER INFORMATION

For further information please follow the link below to our data room.

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/21249/Godstone-Road-Kenley-Surrey-CR8>



Richard Plant 07850 584240 rplant@shw.co.uk  
Alexi Borg 020 8662 2745 aborg@shw.co.uk  
Matt Morris 07894 692426 mmorris@shw.co.uk



**SOCIAL**  
Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**