



**FREEHOLD FOR SALE**

**FOR SALE – RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
KEMPSFIELD, 1 REEDHAM PARK DRIVE, PURLEY CR8 4BQ

**SHW**

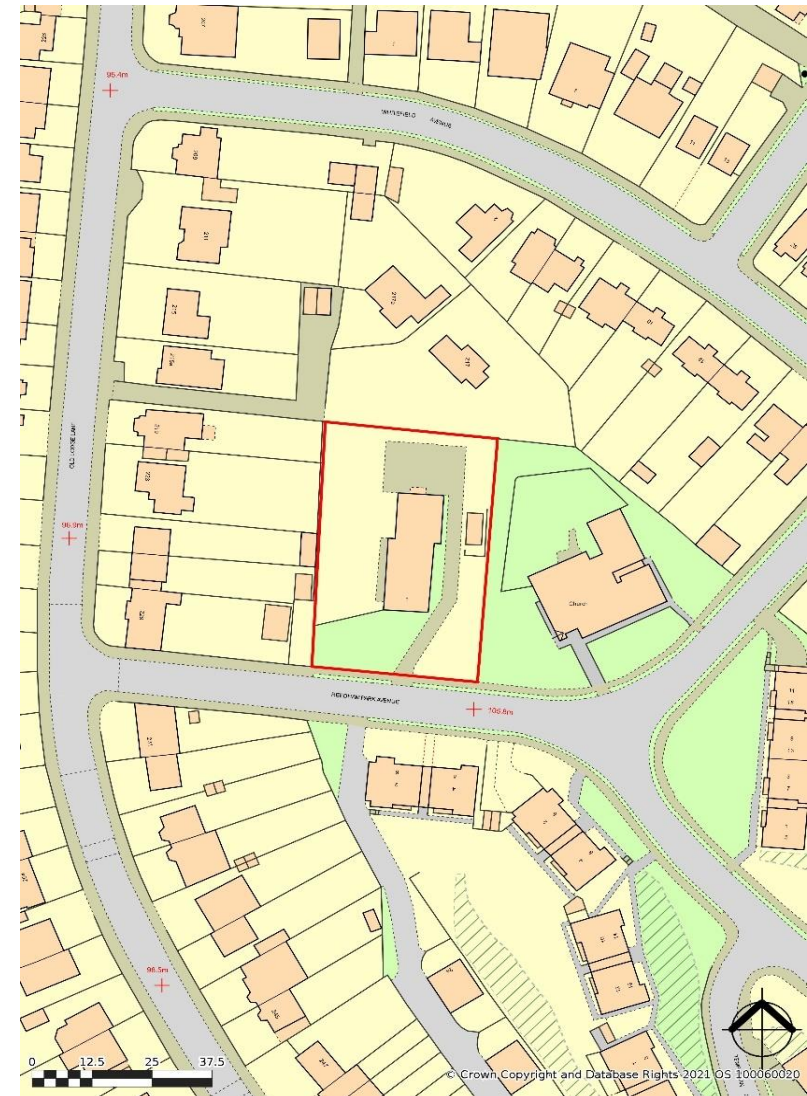
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## EXECUTIVE SUMMARY

- The site comprises a two-storey property, previously used as a children's home.
- Total site area 0.477 acres (0.193 hectares).
- The Gross External Floor Area extends to approximately 5,167 sq ft (480 sq m).
- A new freehold title will be created.
- Located on Reedham Park Avenue, Purley.
- Unconditional offers are invited in excess of **£1,250,000**.



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**LOCATION**

The property is located north of Reedham Park Avenue, off Old Lodge Lane, Reedham.

The area is typified with residential properties and the neighbouring property is a church. Kenley railway station is located 1 mile from the property, providing services to London Bridge and Caterham. Bus routes also operate in close proximity to the property, providing services into Purley, Croydon and Wallington.

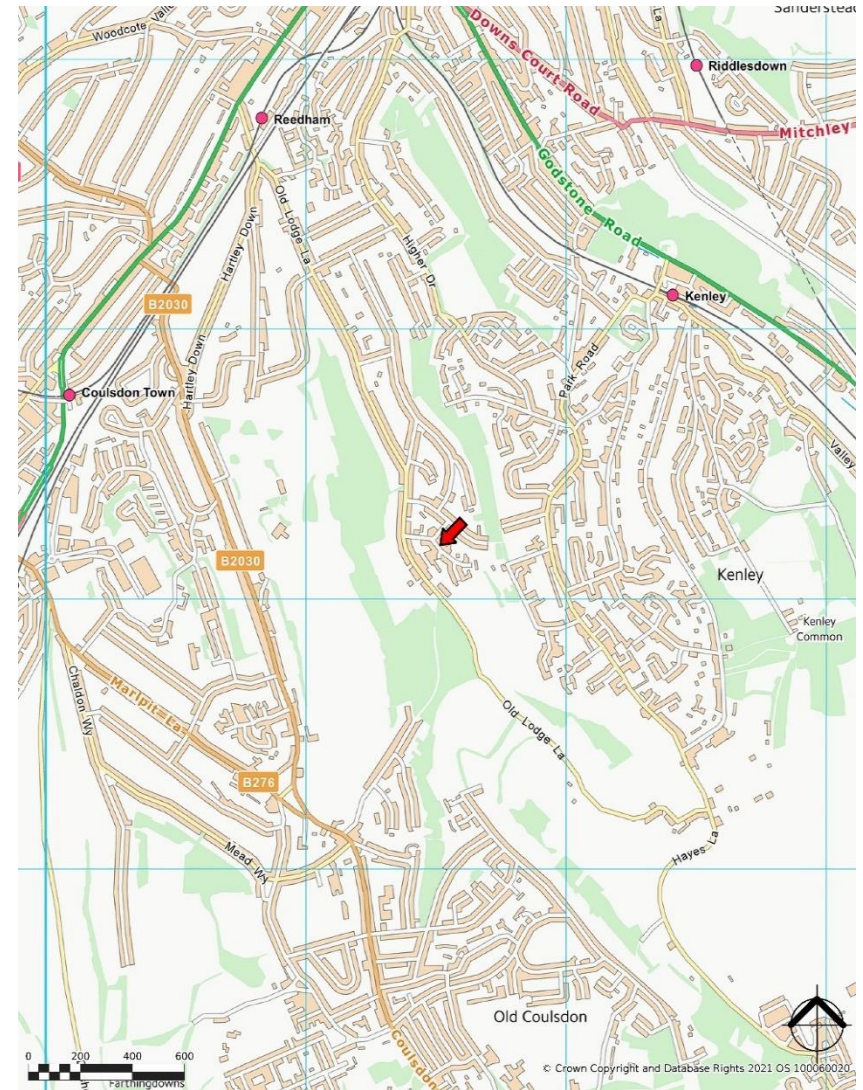
**DESCRIPTION**

The site was previously used as a children’s home and comprises a two storey, flat-roofed structure with a parking area to the rear of the building.

Total site area 0.477 acres (0.193 hectares). The Gross External Floor Area extends to approximately 5,167 sq ft (480 sq m).

**REDEVELOPMENT OPPORTUNITY**

In February 2020, a positive pre-application response was received for the demolition of the existing building and erection of 19 units. In April 2020, a planning application was submitted (REF: 20/01526/FUL) ‘Demolition of existing buildings and the erection of a four-storey apartment building comprising 13 flats, and 6 two storey houses together with associated landscaping treatments, car parking, cycle and refuse stores’. The Local Planning Authority have since responded and explained that the application is no longer in line with provision of family units, therefore they would not grant consent for current scheme. The site is allocated as a Proposal Site. The Local Authority is The London Borough of Croydon.



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## TENURE

The property is currently part of a larger title, reference number: SY45640. A new freehold title will be created upon the sale of the property.

## VAT

We understand that the property is not elected for VAT.

## PRICE

Unconditional offers are invited in excess of **£1,250,000** 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/21251/Kempfield-Reedham-Park-Avenue-Purley-Surrey-CR8>



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