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FOR SALE

**VACANT SITE WITH DEVELOPMENT POTENTIAL (STPP) – 0.47 ACRES
COULSDON CENTRE CAR PARK, CHIPSTEAD VALLEY ROAD, COULSDON CR5 2RA**

DESCRIPTION

The site comprises a council car park extending to approximately 0.47 acres (0.19 hectares).

The site is predominantly tarmac with grass banks to the roadside perimeters. There is a single-storey pre-fabricated building to the north of the site which was used ancillary to the former adult learning and training centre.

The car park is accessed via a narrow vehicular access road, off Chipstead Valley Road.

LOCATION

The property is located at the junction of Malcolm Road and Woodcote Grove Road within Coulsdon town centre.

The site is bounded by a day nursery to the south whilst neighbouring an NHS Dialysis Centre to the east. The immediate area comprises a mixture of residential and commercial uses with local amenities located along Chipstead Valley Road.

Coulsdon South Railway Station is within short walking distance providing regular services to Reigate, Gatwick Airport, East Croydon, London Bridge, London Victoria, London St Pancras and Peterborough.

Coulsdon Town Railway Station is located 0.3 miles east of the site, providing services to Tattenham Corner, East Croydon and London Bridge.

Multiple bus routes operate within close proximity.

The property lies within the administrative area of the London Borough of Croydon.

PLANNING

We understand the property has recently been used as a Pay & Display car park. The site has a lapsed planning consent (ref. 15/05673/P) for a new vehicular access from Woodcote Grove Road.

A limited number of mature trees are situated towards site boundaries, but our enquiries indicate that there are no Tree Preservation Orders (TPOs) in effect.

The site is located within a District Centre.

EPC

An EPC has been commissioned and will be available shortly.

TENURE

A new freehold title is to be created.

VAT

We understand the property not elected for VAT.

PRICE

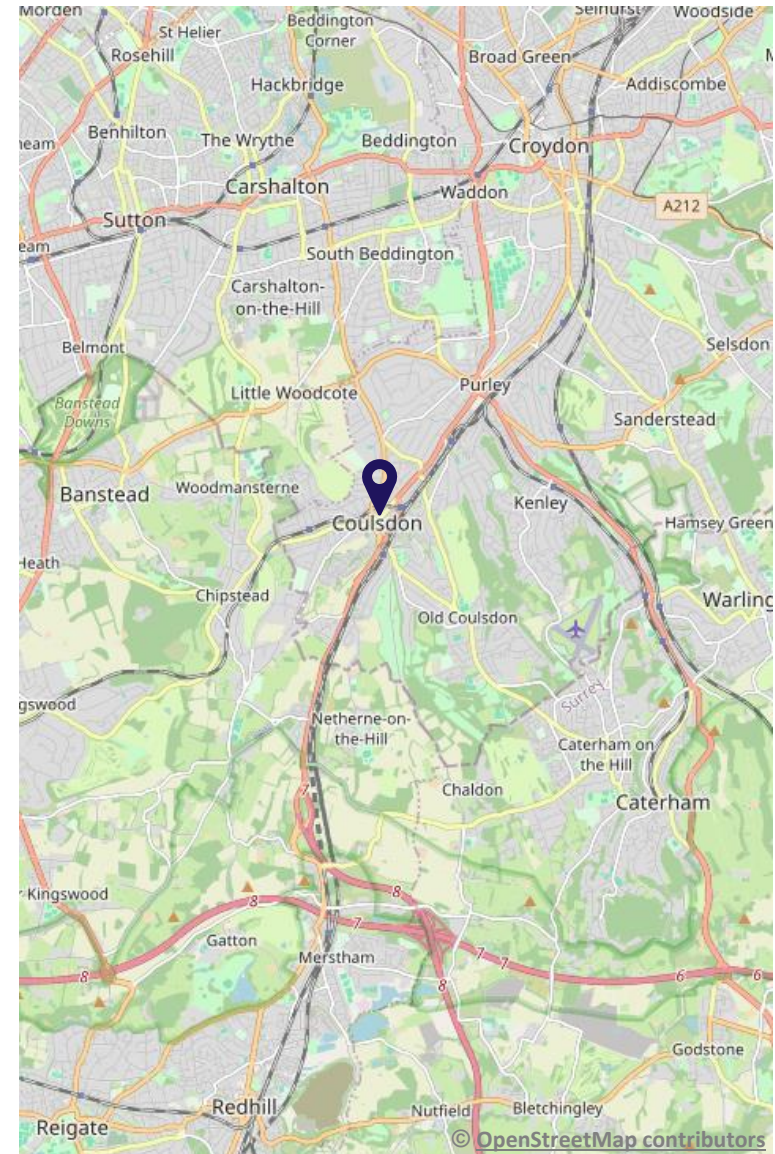
Offers are invited in excess of **£875,000** for the freehold interest with vacant possession.

ANTI-MONEY LAUNDERING

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

DATA ROOM

Further information can be found in the Data Room - <https://shwcrm.agencypilot.com/PropertyView/Account/Login/29209/Coulsdon-Centre-Car-Park-Chipstead-Valley-Road-Coulsdon-Surrey-CR5-2RA>



VIEWINGS – 020 8662 2700

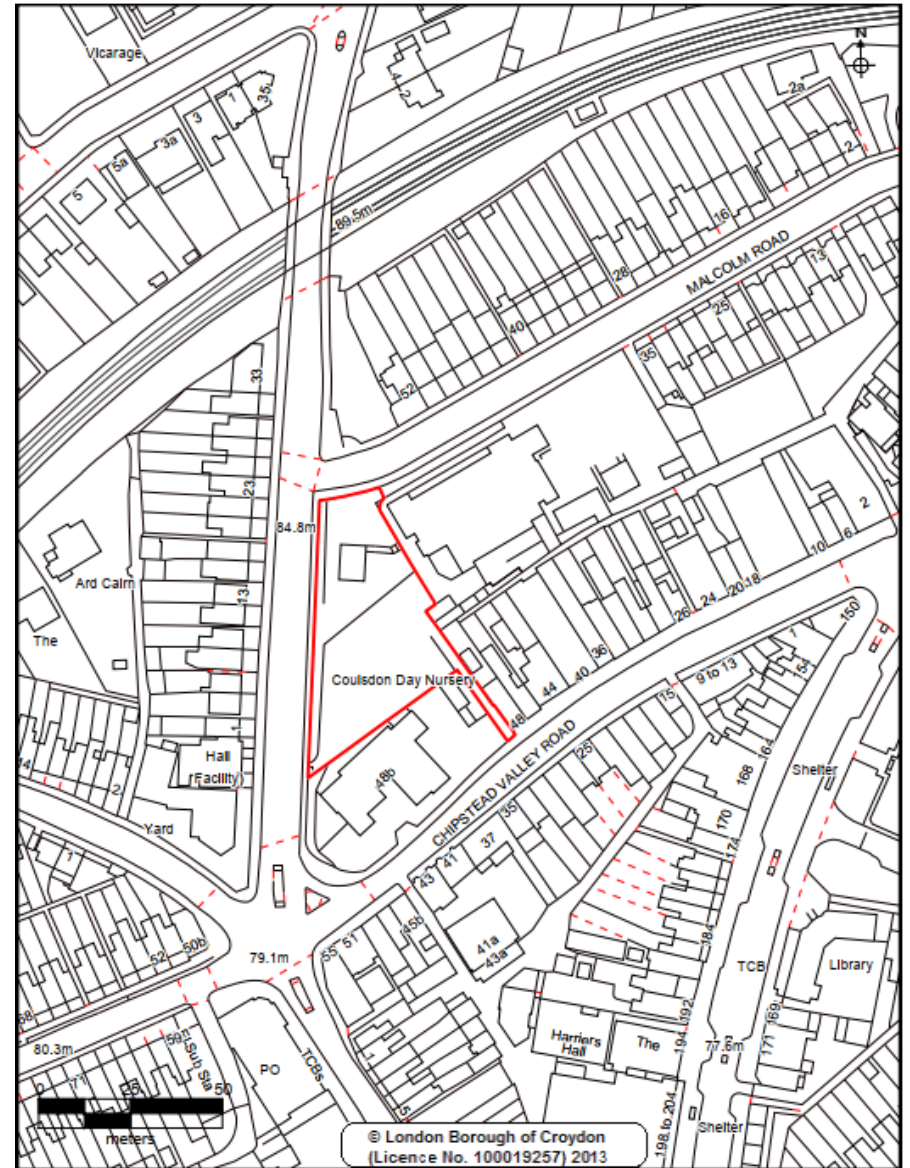
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