



Freehold Development Opportunity

**Land for sale at
432 – 436 Chipstead
Valley Road, Coulsdon,
CR5 3BJ**

- Residential Development Opportunity (STPP)
- Total Site Area approximately 0.37 acres / 0.15 hectares
- Located on a residential street
- Nearby travel links from Woodmansterne and Coulsdon stations
- Close proximity to a number of developments on Chipstead Valley Road

Subject to Contract

Newsteer
REAL ESTATE ADVISERS

Location

Located in LB Croydon, the site sits approximately 1.3 km west of Coulsdon and approximately 3.6 km southwest of Purley. The immediate surrounding area is predominantly residential uses, with a number of developments to the east, including both housing and flatted schemes, which feature development in the rear garden, for example the Macar Developments scheme. The site is located in close proximity to Chipstead Valley Primary School (Ofsted rating 'Outstanding').

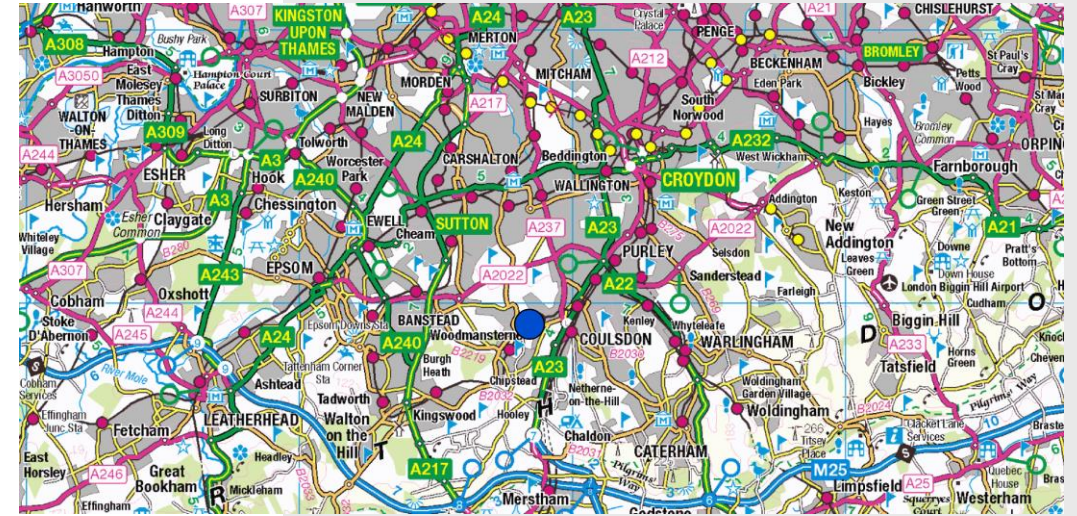
Coulsdon is well connected with access from the A23 into the town centre. The A23 leads to Junction 8 of the M23, linking with junction 7 of the M25.

The nearest railway stations are Woodmansterne (approximately 0.3 miles to the east), Coulsdon Town (approximately 1.1 miles east) and Coulsdon South (approximately 1.1 miles east). Woodmansterne and Coulsdon Town both provide Southern services connecting to London Bridge station in c.40 minutes. Coulsdon South station provides both Thameslink services (approximately 27 minutes to Blackfriars) and Southern services (approximately 29 minutes to London Victoria). There are bus services located on Chipstead Valley Road.

Description

The site is broadly rectangular in shape and extends to approximately 0.37 acres / 0.15 hectares, as per the indicative red line site plans provided. The site comprises a collection of three residential properties (432, 434 and 436 Chipstead Valley Road) and associated gardens to the rear.

The site is being sold by the three landowners of the existing properties, with the intention of having an agreement in place with regards to the joint sale at the point of disposal.



Planning

The Local Planning Authority for this site is London Borough of Croydon. We understand the site has a PTAL of 2, and benefits from good locational sustainability with the Coulsdon Town Centre. Given that the site is currently developed and located in an area characterised by residential uses, the site is considered suitable for development, in principle, subject to the detailed policies of the development plan. Newsteer have prepared a Planning Appraisal which can be found in the data room.

Tenure

Freehold

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Terms

Unconditional and Conditional bids are invited for the land within the indicative redline boundary.

Viewings

All viewings must be arranged by prior appointment with Newsteer.

Data Room

Please contact Lottie Smallwood for access.



Bid Guidelines

The site is being offered for unconditional/conditional sale by informal tender.
The closing date for all offers is: **12:00 noon on Friday 19th August 2022**

1. A bid form will be provided and should be completed for each submission.
2. Submissions are to be made by email prior to the bid deadline.
3. Unconditional and conditional offers.
4. Indicative site layout proposals should be included for all conditional bids.
5. All offers must be for a specified sum in pounds sterling and provide a base bid, with no underage.
6. The Seller is not bound to accept the highest, nor any offer and also reserves the right to require selected bidders to submit further bids by a date to be specified, if deemed appropriate by the Seller.
7. The Seller's agent will notify the successful bidder of the acceptance of their offer subject to contract and any other conditions, in writing to the address/email address stated on the bid form.

Contact

For further information please contact Lottie or Jonny on the below:

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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Newsteer has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.