FOR SALE

RESIDENTIAL DEVELOPMENT / INVESTMENT OPPORTUNITY

1 Marden Crescent, Croydon, Surrey, CR0 3ES

SHW

MAKING PROPERTY WORK

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1 MARDEN CRESCENT, CROYDON, SURREY, CR0 3ES

RESIDENTIAL DEVELOPMENT / INVESTMENT OPPORTUNITY FOR SALE

26 January 2018

Price | £570,000 Freehold

PROPERTY SUMMARY

- 1 Marden Crescent comprises a freehold semi-detached three bedroom house available with vacant possession.
- To the side of the property is an outhouse and garage that benefits from planning permission dated 02 November 2017 which grants permission for the the demolition of the existing garage and outhouse and erection of two storey two bedroom attached house and provision of parking space (REF:17/04547/FUL).
- The existing house and development site are offered as one lot for £550,000 but the vendor will also consider offers for the development and investment individually.
- The development plot to the side of the existing house can be purchased seperately for £155,000.

DESCRIPTION

1 Marden Crescent comprises a semi-detached three bedroom house with two reception rooms, kitchen and bathroom. A loft is accessed via the first floor landing. The property benefits from a small front garden and large south facing rear garden. To the western elevation of the property is a private gated yard with a detached garage and outbuilding that provides additional storage and parking.

LOCATION

The property is situated on the southern side of Marden Crescent, a predominately residential road of late Victorian era detached and semi-detached housing. Local nearby amenities include Croydon University Hospital which is 0.75 miles to the east and The Whitgift Shopping Centre 0.70 miles to the southeast.

The nearest railway station is West Croydon some 1.30 miles to the southeast that provides access to London Bridge and London Victoria.

The property is in the administrative confines of the London Borough of Croydon.

EXISTING ACCOMMODATION (GIA)

- The existing three bedroom house extends to 947 sqft (88 sqm).
- Site Area 0.037 ha (0.092 acres).

PLANNING PERMISSION

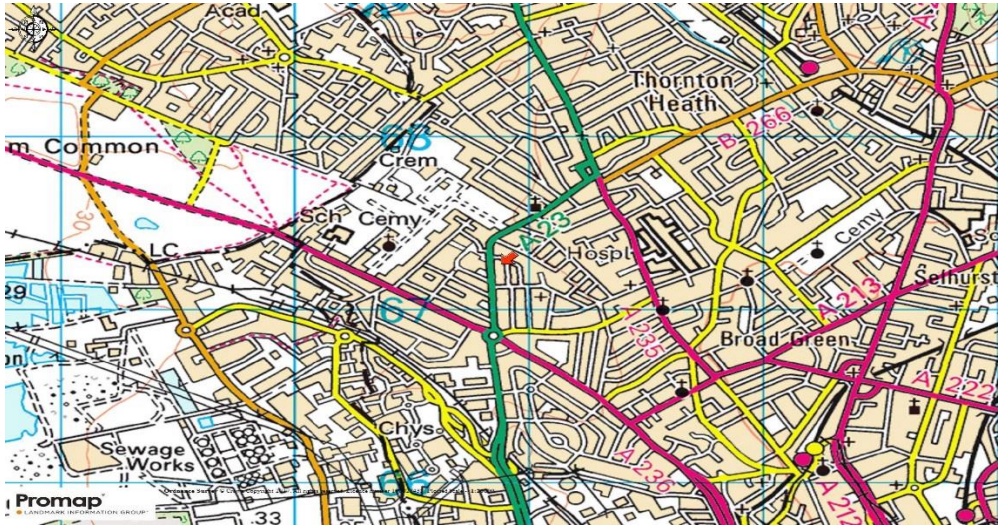
The site benefits from planning permission dated 02 November 2017 for the the demolition of the existing garage and outhouse and erection of two storey two bedroom attached house and provision of parking space (REF:17/04547/FUL).

The consent grants permission to build a 2-bedroom 4-person two storey dwelling extending to 932 sqft (86.6 sqm) adjacent to 1 Marden Crescent with off street parking. The property will form an end of terrace dwelling from the existing semi-detached pair.

A CIL payment of £5,747.63 has been agreed with the Local Authority.

Upon completion of the development work s the proposed new dwelling will have a Site Area of approximately 861 sqft (80 sqm) with the existing dwelling having a smaller site area of 968 sqft (90 sqm).

Full details of the granted planning permission is availble on the London Borough of Croydon website https://goo.gl/7sdnua



VIEWINGS – 020 8662 2700
Richard Pillow **t:** 020 8662 2720 | **e:** rpillow@shw.co.uk

SOCIAL
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1 MARDEN CRESCENT, CROYDON, SURREY, CR0 3ES

RESIDENTIAL DEVELOPMENT / INVESTMENT OPPORTUNITY FOR SALE

26 January 2018

PRICE
£550,000 for the freehold subject to the existing assured shorthold tenancy.

COUNCIL TAX
Council Tax Band E. £1,905.37.16/yr (excluding any discounts).

VAT
VAT will not be chargeable on the terms quoted.

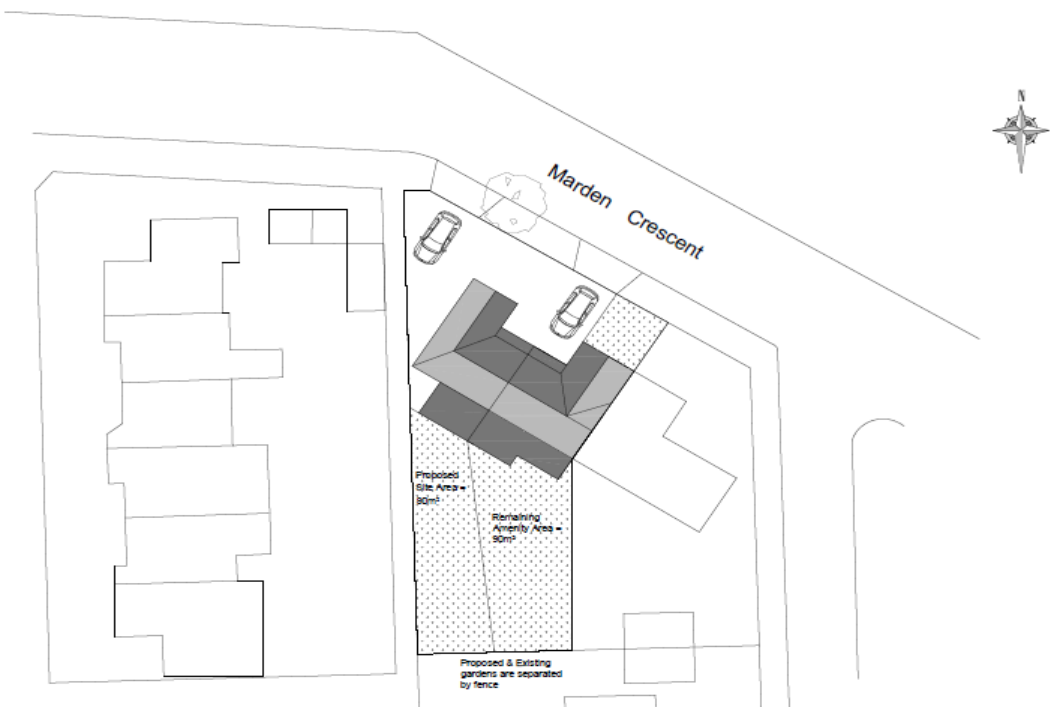
LEGAL COSTS
Each party is to be responsible for their own legal fees.

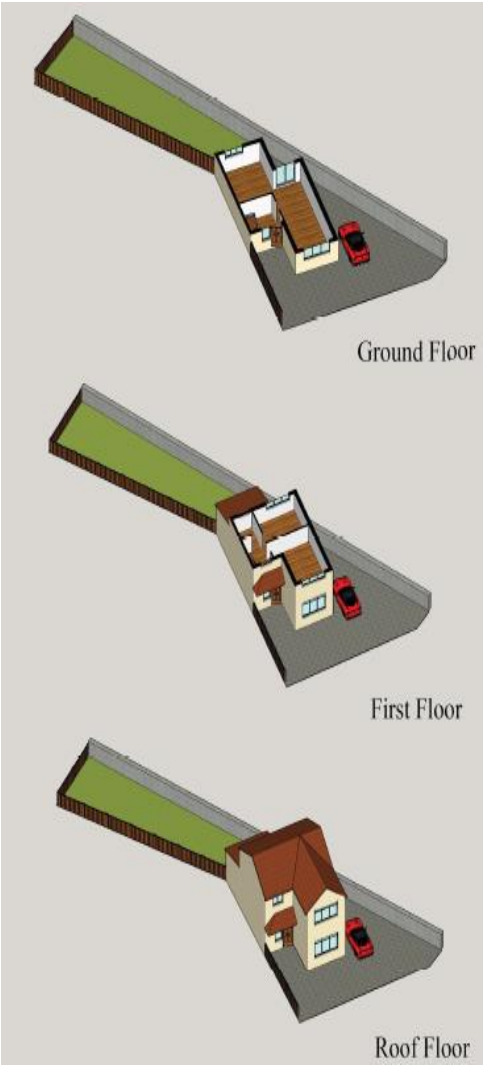
EPC
The existing property has an EPC rating of D.

VIEWINGS
Viewings are to be arranged strictly via appointment with SHW.

FURTHER INFORMATION
For further information please contact:

Richard Pillow
E: rpillow@shw.co.uk
T: 020 8662 2720





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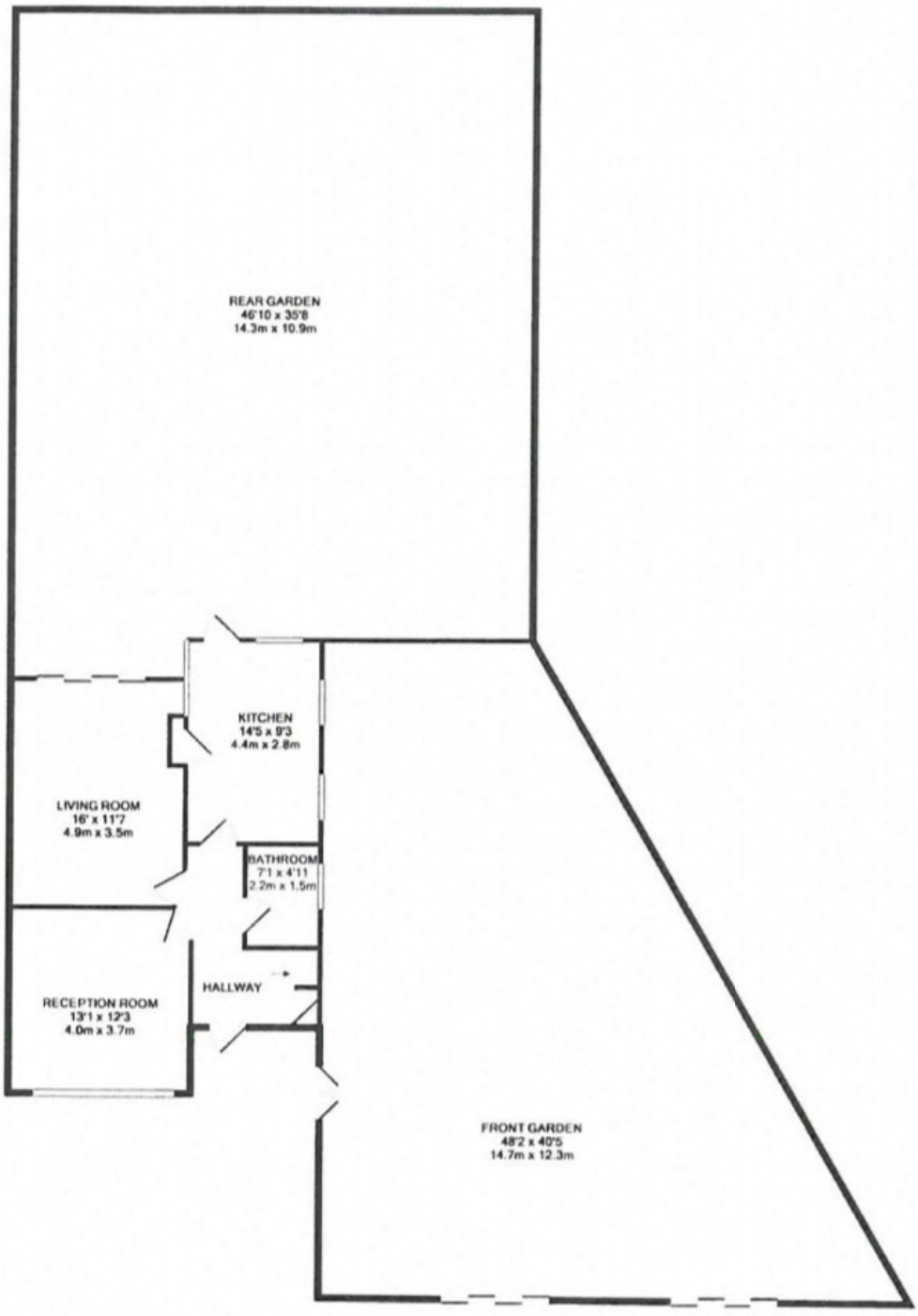


GROUND FLOOR
APPROX. FLOOR
AREA 3473 SQ.FT
(322.7 SQ.M.)

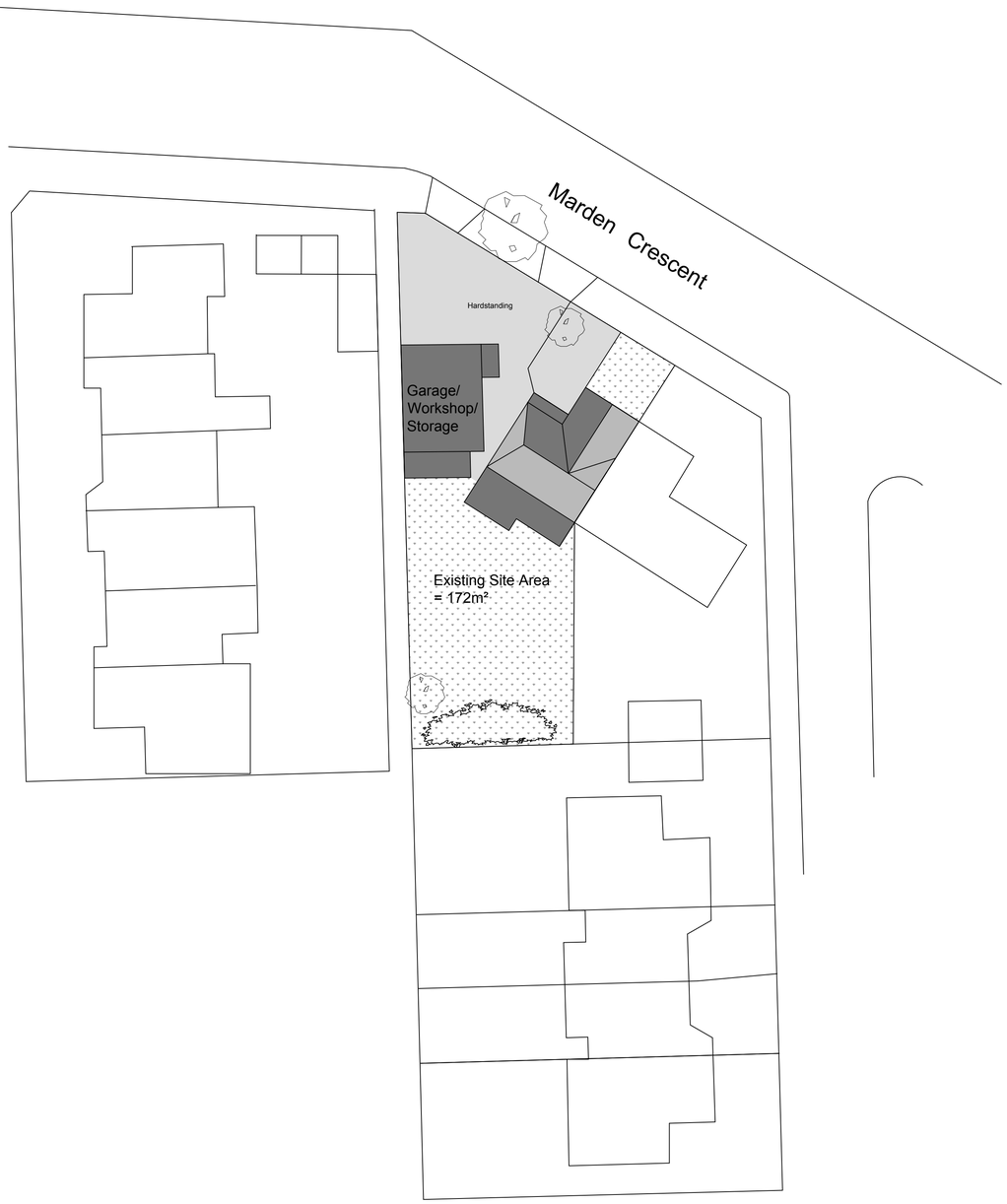
1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3875 SQ.FT. (360.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2015

Existing Street Scene Elevation 1:100

Proposed Street Scene Elevation 1:100



Existing Site Plan 1:200

Proposed Site Plan 1:200

Rev.	Date	Description

AMENDMENTS

H A Plans & Design

New builds
Extensions
Loft Conversions
Civil Engineering Consultant
Planning / Building Regulations

Client

Leos Property

Project

Option 2 Chalet Bungalow
1 Marden Crescent
Croydon
Surrey
CR0 3ES

Title

Existing and Proposed
Site Plans / Elevations

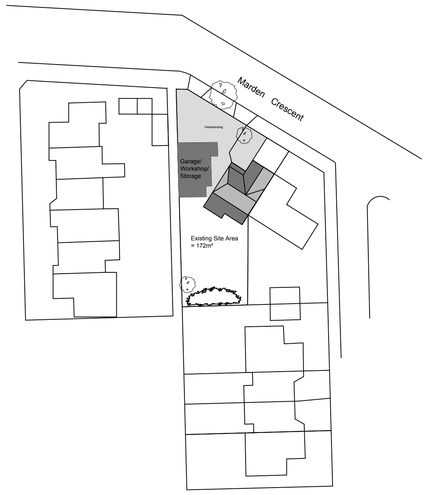
Scale	As shown	Drawn	HAP
Size	A1	Date	August 8th 2017

Drg. No. PR/MC/1/101-Rev2

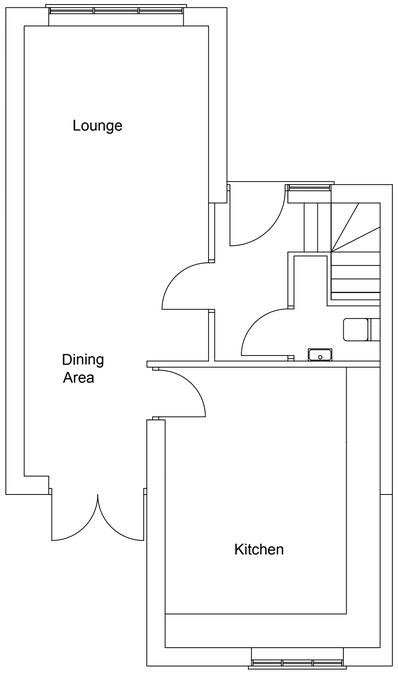
Proposed Front Elevation
1:100

Proposed Rear Elevation
with Rear Extension 1:100

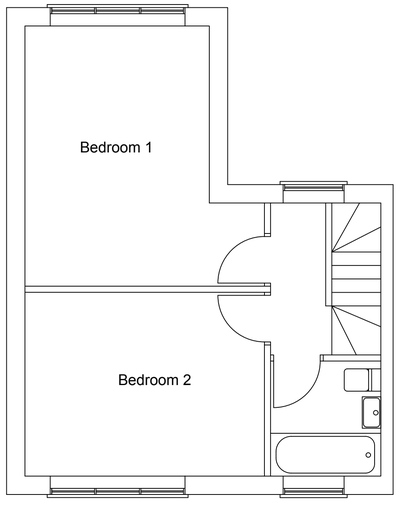
Proposed West Side Elevation
with Rear Extension 1:100



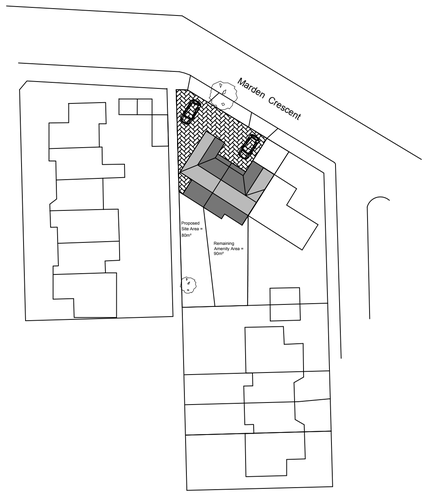
Existing Site Plan 1:500



Proposed Ground Floor Plan
with Rear Extension 1:50



Proposed First Floor Plan 1:50



Proposed Site Plan 1:500

Rev.	Date	Description

AMENDMENTS

LUD Group

The Print Rooms
164-180 Union Street
London
SE10LH

H A Plans & Design

New builds
Extensions
Loft Conversions
Civil Engineering Consultant
Planning / Building Regulations

Client

Leos Property & LUD Group Limited

Project

Revised Option Post-Planning - Terrace House
1 Marden Crescent
Croydon
Surrey
CR0 3ES

Title

Existing and Proposed
Site Plans / Elevations

Scale	As shown	Drawn	HAP
Size	A1	Date	August 8th 2017

Drg. No. PR/MC/1/100-Rev1

Energy Performance Certificate

HM Government

1, Marden Crescent, CROYDON, CR0 3ES

Dwelling type:	Semi-detached house	**Reference number:**	8365-7022-4159-6119-1902
Date of assessment:	01 December 2015	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	01 December 2015	**Total floor area:**	88 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

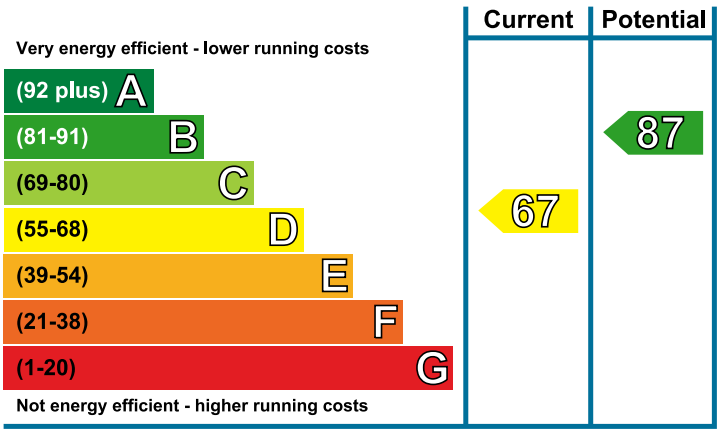
Estimated energy costs of dwelling for 3 years:	**£ 2,355**
Over 3 years you could save	**£ 822**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	You could save £ 822 over 3 years
Heating	£ 1,926 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 228 over 3 years	£ 132 over 3 years	
Totals	**£ 2,355**	**£ 1,533**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 642	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 84	
3 Solar water heating	£4,000 - £6,000	£ 96	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
	Cavity wall, as built, insulated (assumed)	★★★★☆
Roof	Pitched, 400+ mm loft insulation	★★★★★
	Flat, insulated (assumed)	★★★★☆
Floor	Suspended, no insulation (assumed)	—
	Solid, insulated (assumed)	—
Windows	Fully double glazed	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 82% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 214 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	10,921	N/A	N/A	(4,532)
Water heating (kWh per year)	1,589			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.gov.uk/energy-grants-calculator. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick may be supported through the Green Deal finance. If you want to take up measures with an orange tick through Green Deal finance, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 214	C75	
Floor insulation (suspended floor)	£800 - £1,200	£ 28	C76	
Solar water heating	£4,000 - £6,000	£ 32	C77	
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 277	B87	

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Northgate Information Solutions. You can obtain contact details of the Accreditation Scheme at http://www.northgate-dea.co.uk/.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

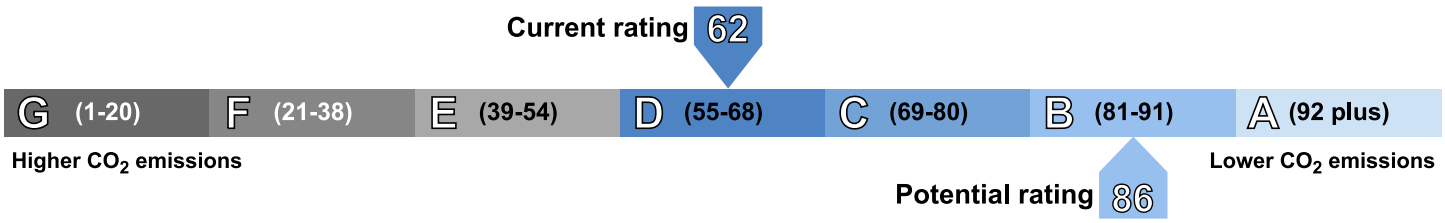
This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number:	NGIS802442
Assessor's name:	Mr Xhemil Piku
Phone number:	07846831212
E-mail address:	xhemilpiku@hotmail.co.uk
Related party disclosure:	No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.3 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 2.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.