



**FOR SALE**

**SHW**

**RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
Land at 7-11 Pollards Hill South, Norbury, SW16 4LW

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**SITE**

Site area approximately 0.361 hectares; (0.90 acres).

The site comprises a five bedroom detached dwelling with detached garage annex and large rear garden, an adjoining parcel of land rear of No.9-11 Pollards Hill South along with a collection of disused garages along the sites southern boundary.

Access from the north is via 7 Pollards Hill South and from the south an unmade blind alley, that adjoins London Rd and serves the end of garden garages of Pollards Hill South and Wharfedale Gardens.

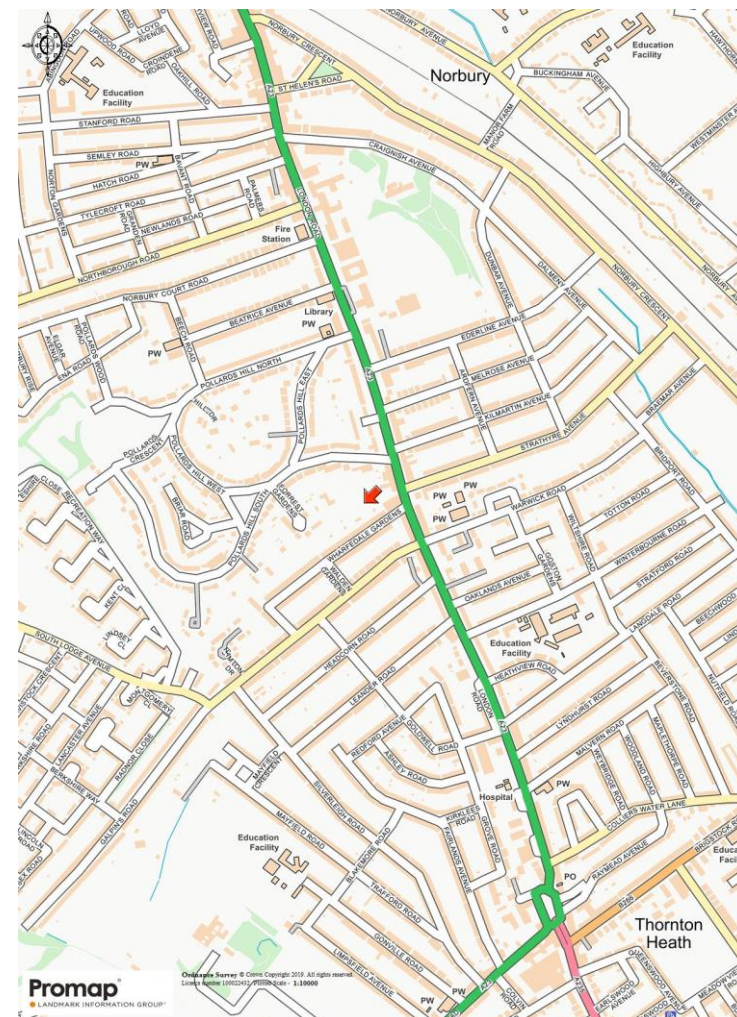
Croydon is located approximately 3.2 km (2.0 miles) to the south and Central London 11.27 km (7 miles) to the north. Norbury High Street with its local amenities, shops and restaurants is located approximately 0.8 km (0.5 miles) north of the site.

**CONNECTIVITY**

The 109 bus routes stops a 3 minute walk away, connecting the site southwards to Croydon town centre and northwards to Brixton and onwards.



Norbury railway station is located approximately 1.12 km (0.7 miles) north, a 10-15 minute walk away along London Road (or two stops away on the 109 bus), with journey times of approximately 10 minutes to East Croydon station, 25 minutes to London Victoria, 35 minutes to London Bridge.

**VIEWINGS**

Richard Plant  
Alexi Borg

t: 020 8662 2718 | e: rplant@shw.co.uk  
t: 020 8662 2745 | e: aborg@shw.co.uk

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**PRICE**

Upon application.

**TITLE**

The site is made up of four freehold titles to be sold collectively with vacant possession. Freehold title reference numbers:

- SGL270502
- SGL757028
- SGL268047
- SGL261359

**VIEWINGS**

Viewings by prior appointment only. Please contact SHW to arrange a viewing.

**LEGAL COSTS**

Each party is responsible for their own legal costs.

**OFFERS**

We are inviting subject to planning and unconditional offers on an informal tender basis. Bid deadline date to be confirmed.

Offers are being sought in writing and should be delivered by post or email, marked for the attention of Alexi Borg and Richard Plant.

Please refer to the bidding guidelines located within the data room prior to presenting an offer.

**VAT**

The property is not elected for VAT.

**FURTHER INFORMATION**

Find a link to our data room below which includes further information, such as title documentation:

<http://property.shw.co.uk/711PollardsHillSouthNorburySW164LW>

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