

RESIDENTIAL DEVELOPMENT OPPORTUNITYLand 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 approxiamtely 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.

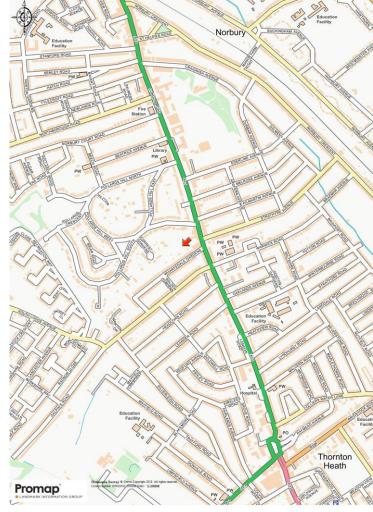


Norbury railway station is located approximately 1.12 km (0.7 miles) north, a 10-15 minute walk away along London Road (or two stops away on the 109 bus), with journey times of approximately 10 minutes to East Croydon station, 25 minutes to London Victoria, 35 minutes to London Bridge.











VIEWINGS Alexi Borg

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DEVELOPMENT OPPORTUNITY

- There is no recent planning history and offers are being sought on a subject to planning and unconditional basis.
- The indicative scheme illustrates scope for the development of approximately x8 4/5 bedroom detached houses, STPP.
- Two potential access routes available, either via the south of the plot or the removal of the annex of the exisiting 5 bedroom house to the front.
- There is also further potential for the existing five bedroom house to be either renovated, converted or re-developed, STPP.
- The site is covered in part by Tree Preservation Order No.30-1973. A copy of the TPO as well as an Arboricultural Survey are included within the data room.



Indicative Scheme - 8 detached houses, plus exsiting dwelling

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PRICE

Upon application.

TITLE

The site is made up of four freehold titles to be sold collectively with vacant possesion. 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 he 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.

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/711PollardsHillSouthNorbur ySW164LW





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