



1-3 PENGE ROAD, SOUTH NORWOOD, LONDON SE25 4EJ

SUMMARY

- Car wash and yard situated on a 0.07 acre site
- Planning permission for the construction of 9 flats (2 x 1 bedroom, 6 x 2 bedroom and 1 x 3 bedroom units) totalling approximately 6,900ft²
- Short walking distance from Norwood Junction Station
- Offers are invited in the region of £1,000,000 for the freehold interest

LOCATION

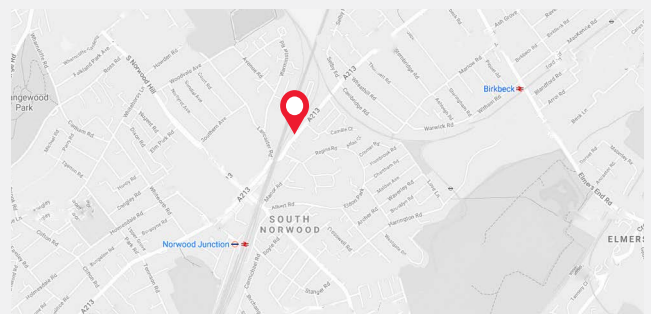
The property is situated on Penge Road, a predominately residential road in South Norwood, within the London Borough of Croydon.

Norwood Junction Overground Station is located 0.5 miles from the property providing frequent services into Central London with journey times including London Bridge in 12 minutes and Whitechapel in 30 minutes.

DESCRIPTION

The existing property comprises a vehicle car wash and yard which extends to approximately 0.07 acres.

Access to the site is taken directly from Penge Road.





DEVELOPMENT POTENTIAL

The property benefits from planning permission, granted 22nd September 2020, under reference 19/05290/FUL, for the erection of 9 apartments (2 x 1 bedroom, 6 x 2 bedroom and 1 x 3 bedroom units) which will extend to approximately 6,900ft².

The planning consent is subject to a CIL liability of approximately £89,320.

The consent is subject to a Unilateral Undertaking which obligates for the development to be care free and restricts the future occupiers from applying for a residential parking permit.

APPROVED ACCOMMODATION SCHEDULE

Unit	Floor	Description	NIA ft ²	NIA m ²
1	Ground	2 Bedroom 4 Person Apartment (WC Unit)	932	87
2	Ground	2 Bedroom 4 Person Apartment	758	70
3	First	2 Bedroom 4 Person Apartment	765	71
4	First	1 Bedroom 2 Person Apartment	549	51
5	First	2 Bedroom 4 Person Apartment	758	70
6	Second	2 Bedroom 4 Person Apartment	765	71
7	Second	1 Bedroom 2 Person Apartment	549	51
8	Second	2 Bedroom 4 Person Apartment	758	70
9	Third	3 Bedroom 6 Person Apartment	1,066	99
Total			6,900	641

TENURE

The property will be sold freehold with vacant possession on completion.

TERMS

Offers are invited in the region of £1,000,000 for the freehold interest.

VAT

We understand that the property is not elected for VAT.

ADDITIONAL INFORMATION

Further information including approved planning documents can be found in our [dataroom](#) using the password 'Penge'.

CONTACT

To discuss any aspect of this property or the disposal process, please contact the Seller's sole agents:

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