



### Tenure

Freehold.

### Location

The property is situated on the east side of Pampisford Road, to the south of its junction with Wyvern Road. Purley Rail Station is approximately 0.5 miles to the south and provides direct services to London Bridge and London Victoria with journey times of between 25-35 minutes. Local shops and amenities are available along the High Street. The A23 provides access to central London and the M25 Motorway (Junction 7). Roundshaw Open Space is to the north and Purley Downs Golf Club is to the south.

### Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. To the front is a garden with driveway which leads to a garage. To the rear is a further garden which benefits from side access. The property is to be offered with planning permission for demolition of existing house, erection of 2 x four bedroom semi-detached houses and 1 x four bedroom detached house.

### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

**Ground Floor** – Hall, Reception Room through to Conservatory, Kitchen, Dining Room, WC with wash basin

**First Floor** – Four Bedrooms, Bathroom with wash basin, Separate WC

**Site Area Approximately 0.11 Hectares (0.28 Acres)**

### Planning

Local Planning Authority: Croydon Council.

Tel: 0208 726 6800.

Website Address: [www.croydon.gov.uk](http://www.croydon.gov.uk)

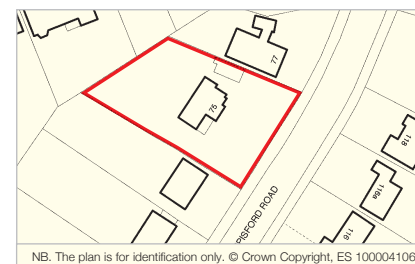
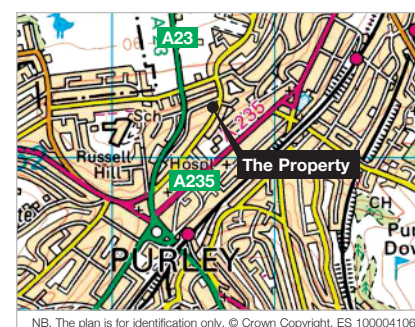
Permission was granted (Ref: 15/03878/P) dated 10th November 2015 for demolition of existing house; erection of 2 x four bedroom semi-detached houses and 1 x four bedroom detached house.

## Purley

### 75 Pampisford Road, Surrey CR8 2NJ

- **A Freehold Site extending to Approximately 0.11 Hectares (0.28 Acres)**
- **Currently occupied by a Detached Four Bedroom House**
- **Planning Permission for Demolition of Existing Building and Erection of 2 x Four Bedroom Semi-Detached Houses and 1 x Four Bedroom Detached House**

## Vacant Possession



### To View

The property will be open for viewing every Monday and Saturday before the Auction between 11.30 a.m. – 12.00 noon. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Wilsons Solicitors  
(Ref: James Mawbey-Shaw).

Tel: 01943 602998.

Email: [james.mawbey-shaw@lawoffice.co.uk](mailto:james.mawbey-shaw@lawoffice.co.uk)

**VACANT – Freehold House/Site with Planning**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.