

Hooley 109A Brighton Road, Coulston, Surrey CR5 3EG



BY ORDER OF NETWORK RAIL

Tenure
Freehold.

Location
The property is located on the east side of Brighton Road (A23) close to its junction with Church Lane. Local shopping is available approximately 2.25 miles to the north within Coulston. Croydon is approximately 6 miles to the north and offers a further and more extensive range of facilities. The A23 provides direct links to Croydon and the M25 London Orbital Motorway. Coulston South Rail Station offers services to London Bridge with journey times of approximately 27 minutes.

Description
The property comprises a broadly rectangular and sloping site. The site extends to approximately 0.05 hectares (0.125 acres). The site may afford potential for development, subject to obtaining all necessary consents.

A Freehold Site extending to Approximately 0.05 Hectares (0.125 Acres). Possible Potential for Residential Development subject to obtaining all necessary consents

Accommodation
Site Area Approximately 0.05 Hectares (0.125 Acres)

Planning
Local Planning Authority:
London Borough of Croydon.
Tel: 020 8726 6000.
The site was previously occupied by a three bedroom detached bungalow which was demolished to facilitate access to works which were undertaken on the adjacent railway cutting. The property may afford potential for residential development subject to obtaining all necessary consents.

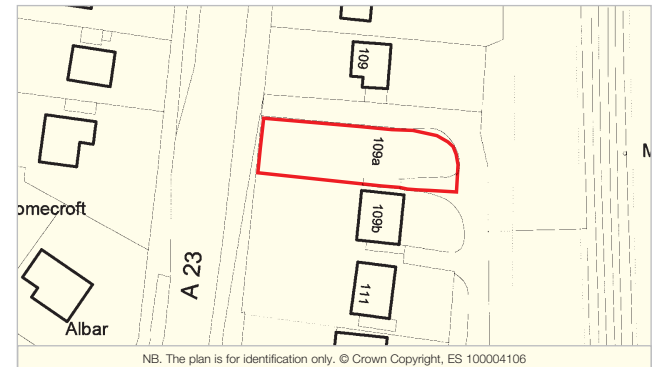
VAT
VAT is NOT applicable to this lot.

Seller's Solicitor
Messrs Denton UKMEA LLP
(Ref: Susie Stross).
Tel: 0207 320 3902.
Email: susie.stross@dentons.com

Vacant Possession



VACANT – Freehold Site



LOT
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London N18 Land at Rear of 56 Raynham Road, Edmonton N18 2JF

Tenure
Freehold.

Location
The property is located on the west side of Raynham Road (to the rear of No. 56) to the south of its junction with Raynham Avenue. An extensive range of shops and facilities is available on Fore Street. Communications are provided by Silver Street and Edmonton Rail Stations. Further communications are provided by the nearby A406 which provides access around London. Alternatively the A10 is located to the south and provides access into central London. The open spaces of Pymmes Park are within walking distance.

A Freehold Site extending to Approximately 0.006 Hectares (0.016 Acres). Possible Development Potential subject to obtaining all necessary consents

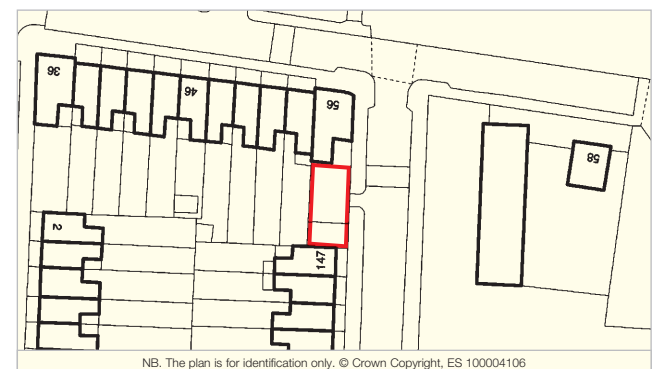
Description
The property comprises a roughly rectangular shaped site, which extends to approximately 0.006 hectares (0.016 acres). The site may afford potential for development subject to all necessary consents being obtained.

Accommodation
Site Area Approximately 0.006 Hectares (0.016 Acres)

To View
The property will be open for viewing every Monday and Thursday before the Auction between 11.00 – 11.30 a.m. (Ref: UD).

Seller's Solicitor
Messrs Fletcher Day (Ref: VT).
Tel: 0207 632 1447 Fax: 0207 240 7617.

Vacant Possession



VACANT – Freehold Site

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