



Tenure

Freehold.

Location

The property is situated on the east side of Christchurch Road, at its junction with Brighton Road (A235), which also provides access to the A23 to Central London and the national motorway network via the M25 London Orbital Motorway. An extensive range of services and facilities is accessible in Purley. Purley Rail Station is less than half a mile to the south and provides direct services to London Victoria and London Bridge. The green spaces of Rotary Field are nearby.

Description

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking together with a rear garden and a garage which is accessible from Brighton Road (A235). In addition, the property benefits from planning permission for the erection of an attached two bedroom house with associated parking. The property occupies a site extending to approximately 0.056 hectares (0.138 acres).

Accommodation

Ground Floor – Two Reception Rooms, Kitchen, Shower Room with WC

First Floor – Three Bedrooms (one with En-Suite Bathroom), Bathroom with WC and wash basin

Site Area Approximately 0.056 Hectares (0.138 Acres)

Planning Permission

Local Planning Authority: London Borough of Croydon.

Tel: 0208 726 6800.

The property benefits from planning permission (Ref: 16/01596/P) dated 8th November 2016 for 'the erection of attached two bedroom house and boundary wall/railings; extension of vehicular access and provision of associated parking'.

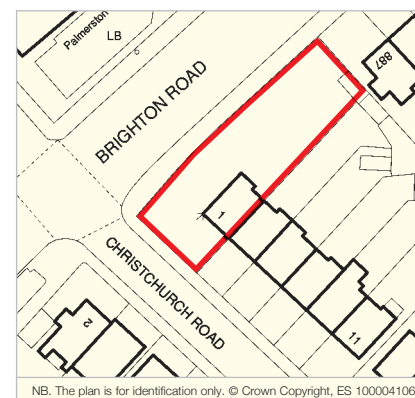
The property may afford further potential for development to the rear, subject to obtaining all necessary consents.

Purley

1 Christchurch Road, Surrey CR8 2BZ

- **A Freehold End of Terrace House**
- **Planning Permission for Attached Two Bedroom House**
- **Site Area Approximately 0.056 Hectares (0.138 Acres)**
- **Possible potential for Further Development, subject to obtaining all necessary consents**

Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing every Tuesday before the Auction between 12.45– 1.15 p.m. and Saturday between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Streeter Marshall Solicitors (Ref: RL).

Tel: 0208 660 6415.

Email: rletts@streetermarshall.com

VACANT – Freehold House

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.

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COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.