

## Shirley

### 123 The Glade, Croydon, Surrey CR0 7QP



BY ORDER OF THE SALVATION ARMY

**Tenure**  
Freehold.

**Location**  
Shirley is an area of south east London, situated east of Croydon and 10 miles to the south-east of Charing Cross. The property is located on the south side of The Glade close to its junction with Watlings Close. To the south of The Glade is Wickham Road (A232) which in turn leads to the A23 to the west. Local amenities are available on Upper Elmers End Road (A214) to the north-east, with more extensive facilities being available in Croydon to the west. The property is in close proximity to numerous well known primary and secondary schools. Rail services run from Eden Park Station to the east. The open spaces of South Norwood Country Park are also located nearby.

A Freehold Detached Bungalow Occupying a Site extending to Approximately 0.054 Hectares (0.132 Acres)

#### Description

The property comprises a detached bungalow arranged beneath a pitched roof on a site extending to approximately 0.054 hectares (0.132 acres). The property benefits from well proportioned gardens to the front and rear. Externally there are three outbuildings (not inspected by Allsop).

#### Accommodation

Room through to Kitchen through to side extension/lean-to with sink, Three Further Rooms (one with doors to rear garden), Bathroom/WC

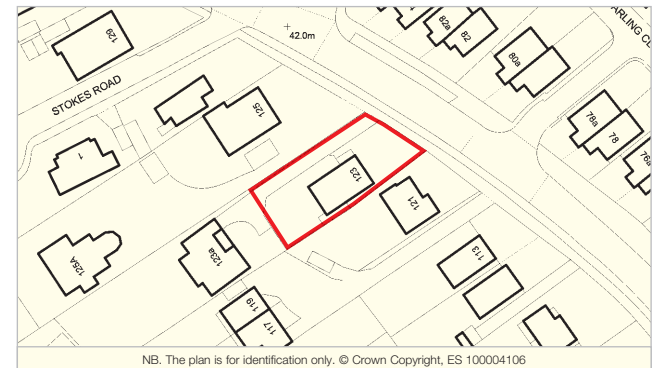
#### To View

The property will be open for viewing every Monday and Saturday before the Auction between 1.45 – 2.15 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

The Salvation Army (Ref: Ms Katie Thompson).  
Tel: 020 7367 6596.  
Email: katie.thompson@salvationarmy.org.uk

### Vacant Possession



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

**VACANT – Freehold Bungalow**

## Coulsdon

### Former Telecoms Site, Gateway Business Park CR5 2NS



BY ORDER OF TRANSPORT FOR LONDON

**Tenure**  
Freehold.

**Location**  
The property is situated to the east of Station Approach within Gateway Business Park. Local amenities, bars and restaurants are available within Coulsdon. Coulsdon Town Rail Station is located approximately 0.2 miles to the east. The nearby A23 provides access to Farthing Way and in turn the M25 Motorway.

#### Description

The property comprises a broadly rectangular site extending to approximately 0.011 hectares (0.027 acres).

A Freehold Broadly Rectangular Site extending to Approximately 0.011 Hectares (0.027 Acres). The Site may afford Potential for Change of Use and Development subject to obtaining all necessary consents

#### Accommodation

A Broadly Rectangular Site extending to Approximately 0.011 Hectares (0.027 Acres)

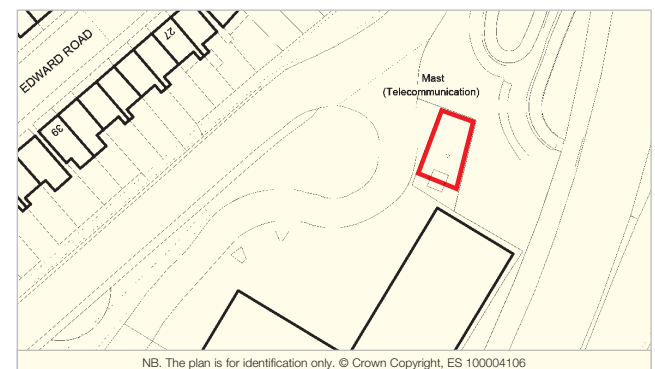
#### Planning

Local Planning Authority:  
London Borough of Croydon.  
The site may afford potential for change of use and/or development subject to obtaining all necessary consents.  
Prospective purchasers are deemed to make their own enquiries.

#### Seller's Solicitor

Messrs Eversheds (Ref: NJ).  
Tel: 0845 498 7162.  
Email: nicolajohns@eversheds.com

### Vacant Possession



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

**VACANT – Freehold Site**

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 £750 (including VAT) upon exchange of sale memoranda.

LOT 171

LOT 172