

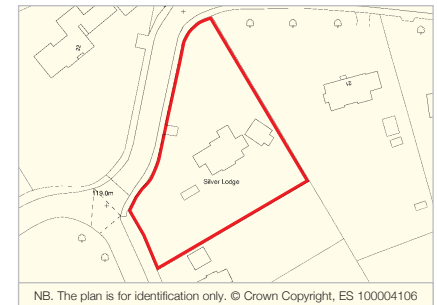
## Purley

### 23 Silver Lane, Croydon, Greater London CR8 3HJ

- **A Freehold Detached Bungalow**
- Providing Three Bedroom Accommodation
- GIA Approximately 158.0 sq m (1,700 sq ft)
- Occupying a Site extending to Approximately 0.294 Hectares (0.727 Acres)
- Situated in the Webb Estate
- Possible Development Potential subject to obtaining all necessary consents

## Vacant Possession

**BY ORDER OF MORTGAGEES IN POSSESSION**



### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD). Due to the internal condition of the property viewers are advised to exercise caution when viewing the property.

### Seller's Solicitor

Messrs Christofi Law (Ref: Chris Christofi).  
Tel: 0203 418 9007.  
Email: [chris.christofi@christofi-law.co.uk](mailto:chris.christofi@christofi-law.co.uk)

**VACANT – Freehold Bungalow and Site**



### Tenure

Freehold.

### Location

The property is situated on the south side of Silver Lane, to the south-west of its junction with Briar Hill. A range of shops and amenities is available in Purley to the north-east. Purley Rail Station is approximately 1 mile to the north-east, providing regular Thameslink and Southern services into London. Brighton Road (A23) is to the east and provides access to Central London. The open spaces of Woodcote Village Green are a short walk to the south-west.

### Description

The property comprises a detached bungalow arranged over ground floor, beneath a pitched roof. The property benefits from parking to the front and generous gardens. The property occupies a site extending to approximately 0.294 hectares (0.727 acres). The property may afford possible potential for development, subject to all necessary consents being obtained.

### Accommodation

The property was not internally inspected or measured by Allsop. The following information was obtained from historic sales particulars. We understand that the property provides:

**Ground Floor** – Three Reception Rooms, Three Bedrooms, Kitchen, Bathroom, WC

**GIA Approximately 158.0 sq m (1,700 sq ft)**

**Site Area: Approximately 0.294 Hectares (0.727 Acres)**

### Planning

Local Planning Authority: Croydon Council.  
Tel: 0208 726 6000.

Planning permission (Ref: 13/02562/P) was granted on 11th October 2013 for the erection of a five bedroom chalet bungalow with a basement area; formation of vehicular access and provision of associated parking. Now lapsed.

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 – reduced to £200 (including VAT) for lots sold under £10,000  
**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.