

Airspace Development Opportunity

Cheriton Court, Selhurst Road, South Norwood, London, SE25 6LW

CGI for identification purposes only





Description

Cheriton Court is a 1960s three-storey residential block comprising 21 flats, with its north-west façade fronting Selhurst Road and individual entrances located to the rear, accessed via several pathways.

An application has been submitted to Croydon Council under reference **25/02012/GPDO** seeking prior approval for the construction of two additional storeys to the building. The scheme proposes 10 new apartments, including six duplex units, together with associated ancillary future development.

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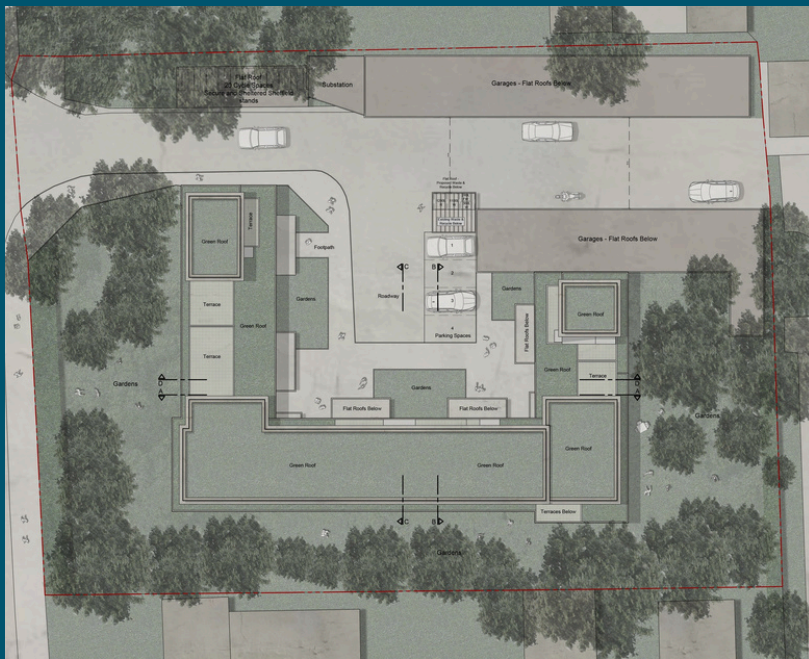
Location

Cheriton Court enjoys an enviable location on Selhurst Road, with excellent transport links and local amenities. Selhurst Station is just 260 yards away, offering fast connections to London Victoria, London Bridge and East Croydon, making commuting effortless.

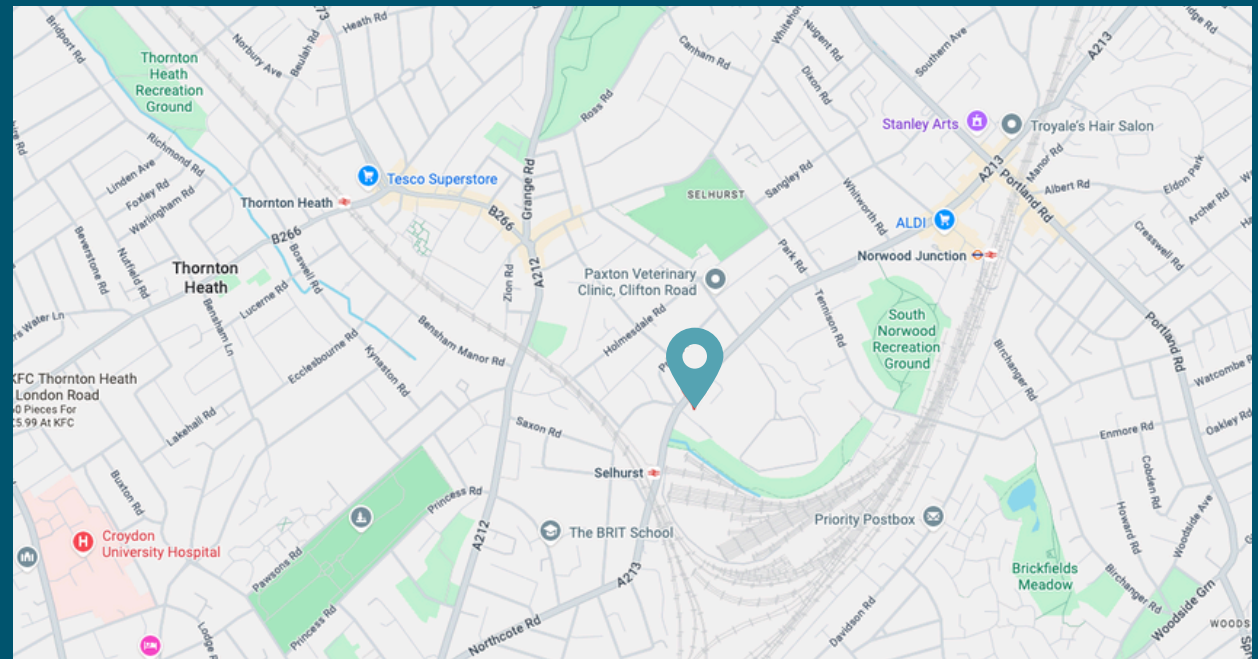
Selhurst Road is principally a mixture of three, four and five storey buildings, alongside this, the street comprises a mixture of traditional and late Victorian & Edwardian rendered classical style houses, mainly converted into flats with pitched roof / loft infill developments.

Nearby, South Norwood High Street provides a variety of shops, cafés and restaurants, while the popular Crystal Palace Triangle and Croydon town centre are only minutes away for wider shopping and leisure options. Local schools and green spaces such as South Norwood Lake and Park are also nearby.

Proposed Block Plan



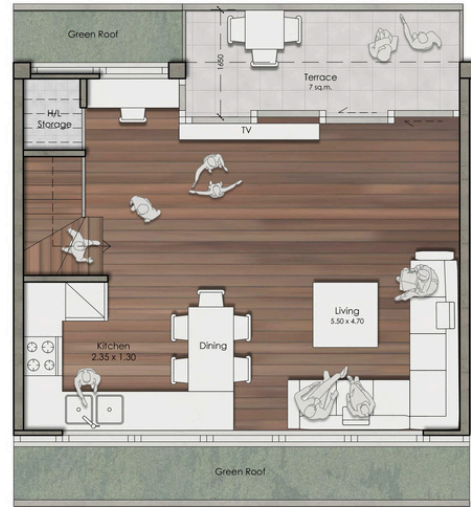
Local Map





Schedule of Accommodation

Proposed Layout of Unit



Existing Site



Proposed GIA 686/sqm 6389/sqft

Units	Type	Beds	GIA (m2)	GIA (Sqft)
1	Duplex	2B3P	70.77	761.8
2	Flat	2B4P	71.62	770.9
3	Flat	2B3P	61.00	656.6
4	Duplex	2B3P	70.70	761.00
5	Duplex	2B4P	79.00	850.3
6	Duplex	2B4P	80.30	864.3
7	Duplex	2B3P	72.00	775
8	Flat	2B3P	61.00	656.6
9	Duplex	2B2P	58.80	636.00
10	Flat	2B3P	61.00	656.6
Total			686.19	6389.1

Further Information

Private Treaty

We are inviting offers in the region of £500,000 subject to the planning reference **25/02012/GPDO** by Croydon Council.

Access

Access to the site is available by prior appointment, interested parties are encouraged to contact the agents to arrange inspections.

Tenure

The property is offered on a Freehold basis.

VAT

We have been advised that VAT is not applicable on this transaction.

Financial Contributions

We are advised that there is a Community Infrastructure Levy (CIL) liability attached to this site estimated in the region of £145,000.

Contact

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