

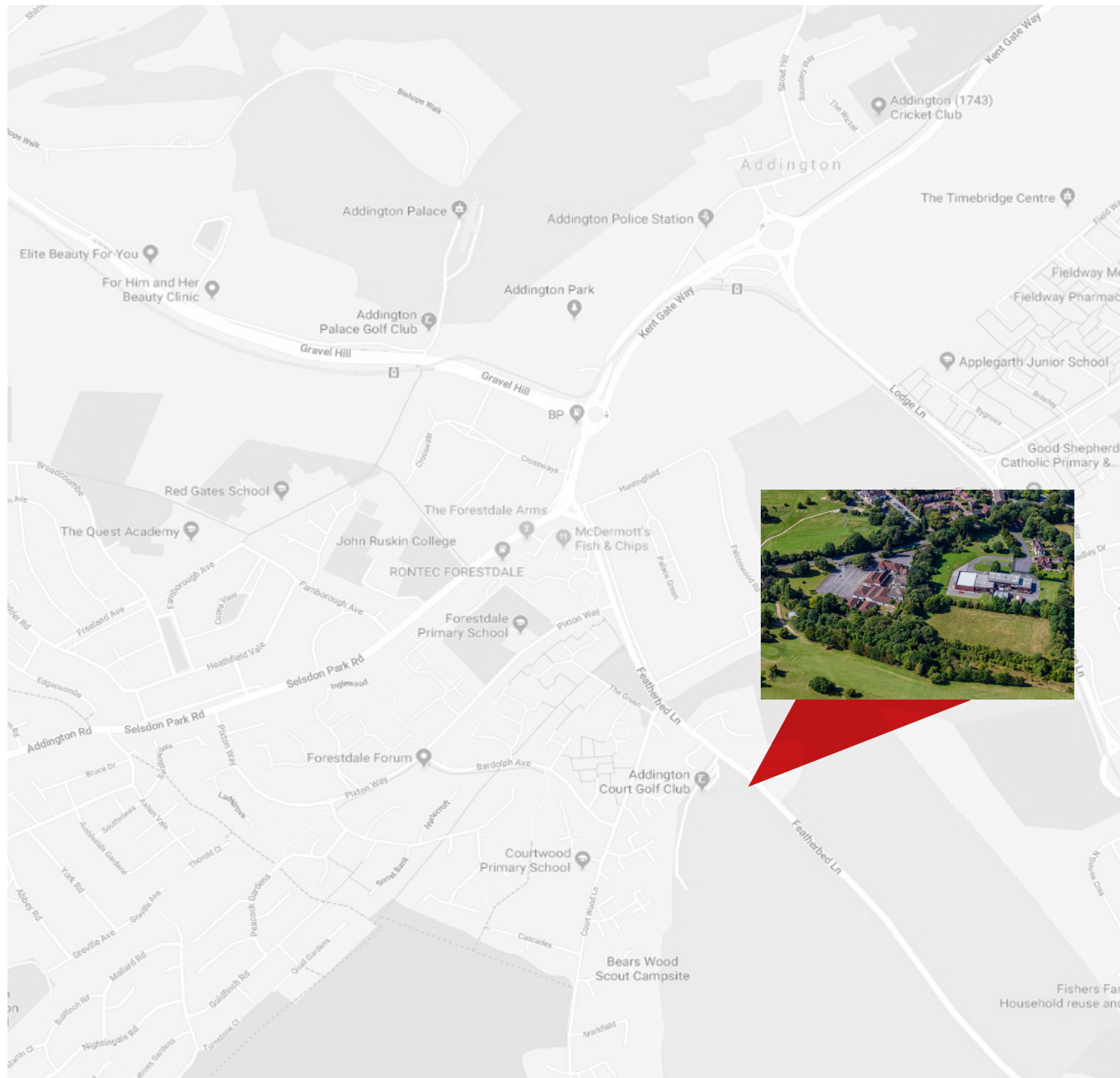


1-5 Pioneer Place, Featherbed Lane, Addington, Croydon CR0 9AW

Freehold for sale with F1 (D1) use

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- Freehold site for sale with F1 (D1) use
- Approx. 0.8 acres
- c.4,000 sqft of built accommodation
- Currently arranged as residential dwellings (ancillary to adjacent site)
- Potential to create a religious meeting hall (stpp)
- OIEO £1,575,000 F/H

DESCRIPTION

An opportunity to acquire a generous F1 (D1) site located on a tree-lined road in Addington in the London Borough of Croydon. The overall site measures c.0.8 acres in total and comprises c.4,000 sqft of accommodation which is currently arranged as 5 residential dwellings. Potential also appears to exist to create a large meeting hall / place of worship. The site previously formed part of the larger neighbouring F1 (D1) site and has been used as residential accommodation ancillary to that use. The property benefits from a wide frontage, access via secure gates and c.35 car parking spaces.

LOCATION

Located on Featherbed Lane the property is situated on the edge of Addington close to the junction of the A2022 and A212, which connect the property to Purley and central Croydon respectively. In terms of local amenities, Forestdale is c.0.5 miles away and offers typical secondary facilities, whilst the larger town centres of Croydon and Bromley are located c.4 miles and c.5.7. miles away respectively.

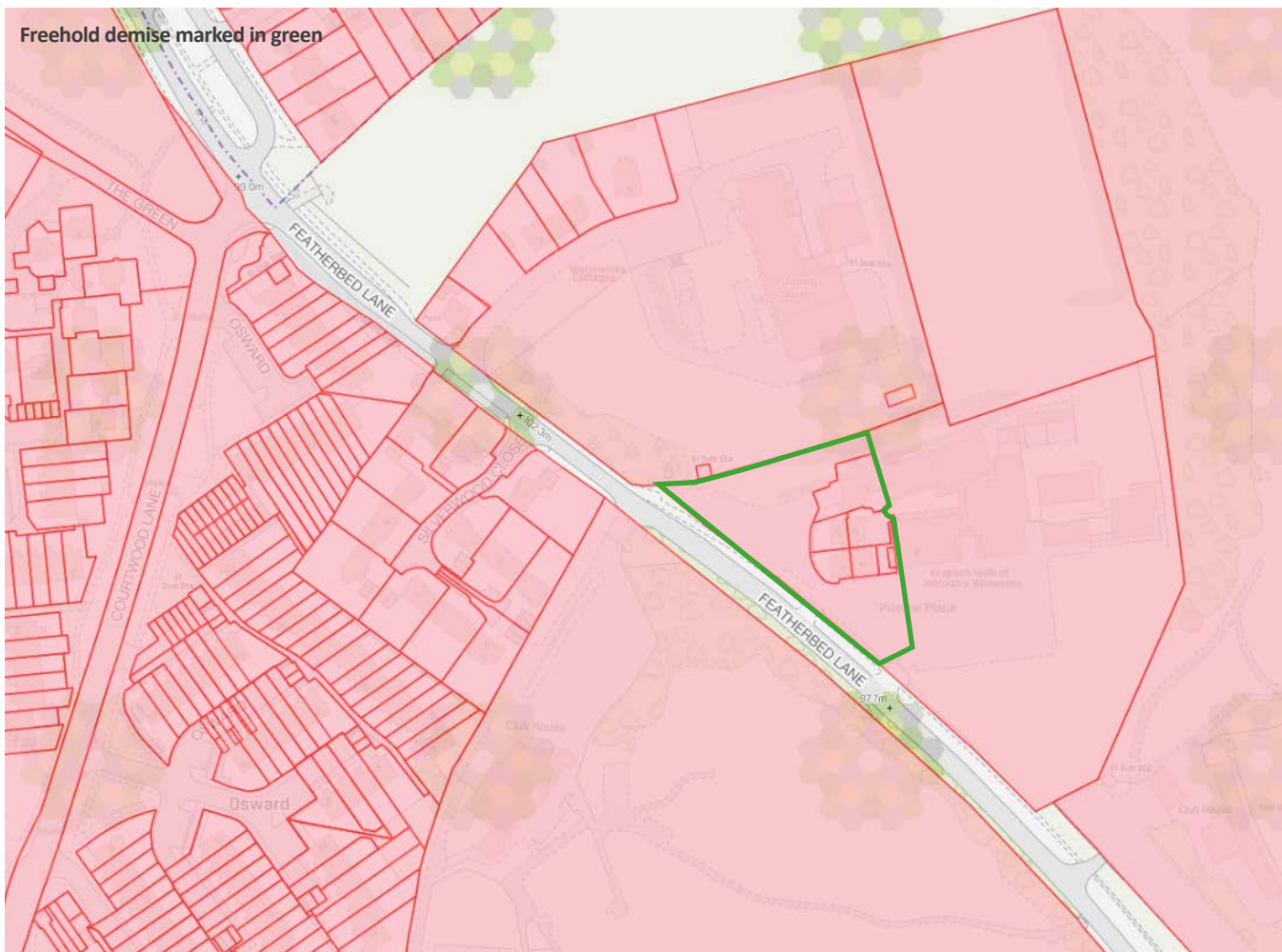


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1 Sherman Road,
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PLANNING/TITLE

The property benefits from lawful F1 (D1) use which is restricted specifically to religious use by a covenant in favour of Croydon Council. In terms of planning designation, the site is located within the Metropolitan Green Belt and is also identified within the Croydon local plan as a site of nature conservation importance. Potential purchasers assessing the site for a change of use away from F1 (D1) are advised to seek relevant professional advice as both planning permission, and a release or variation of the covenant in favour of Croydon Council will be required. A change from F1 (D1) religious use to open F1 (D1) use will also necessitate the need for a release or variation of the same covenant.

SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquires in this regard.

EPC

EPC's are available on request.

TERMS

Unconditional offers in excess of £1,575,000 are invited for the vacant freehold interest. A deadline for offers may be set and therefore interested parties are advised to contact our offices for further information.

VAT

We understand that VAT is not applicable in this transaction.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555. No casual callers to the property under any circumstances please.



For more information contact:
Steven Flannighan
020 7089 6555

[Meet the rest of the team...](#)

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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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