



**2 VINCENT ROAD, CROYDON
LONDON, CR0 6ED**

Guide price £1,000,000 Freehold



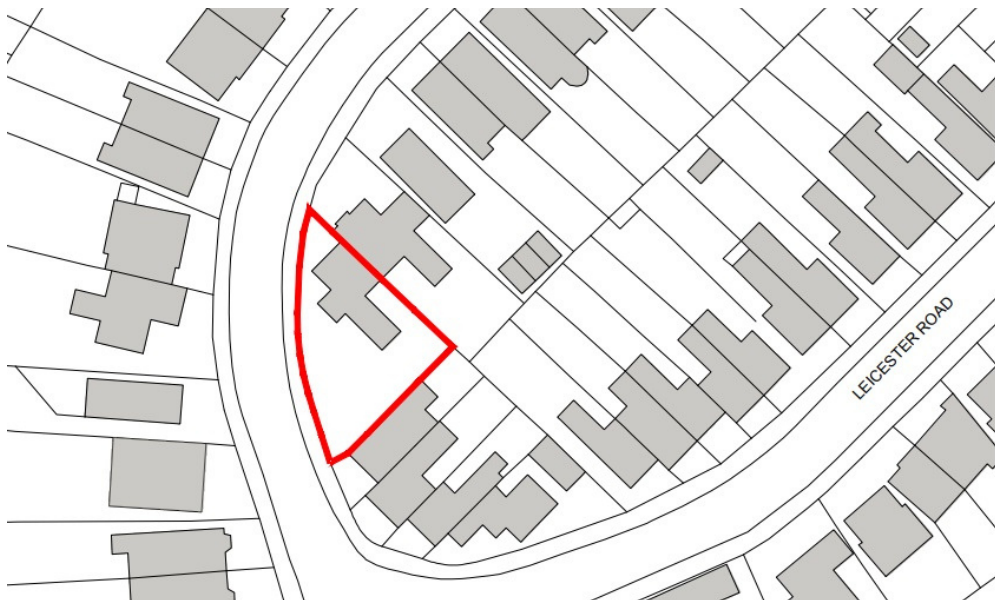
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

www.csj.eu.com

developments@csj.eu.com



DESCRIPTION

Consented development opportunity for sale on a plot extending to approx 388 Sq m
The land is currently occupied by an existing two storey family home with pitched roof.

Please be advised this is a car free development and residents cannot apply for permits

LOCATION

Vincent Road is a quiet residential road connecting Morland Avenue and Stretton Road.
The property is close to the Centre of Croydon and transport links

East Croydon 0.6 miles - Selhurst 0.6 miles

West Croydon 0.8 miles - Norwood Junction 1.1 miles

Thornton Heath 1.3 miles

PLANNING

We understand planning is granted subject to the signing of an S106

Croydon Council ref:18/05930/FUL

Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations.

TERMS

Guide Price £1,000,000 Freehold

VIEWING

The site can be viewed from the roadside for internal inspection contact

Christopher St James 020 8545 0591

THE SMALL PRINT

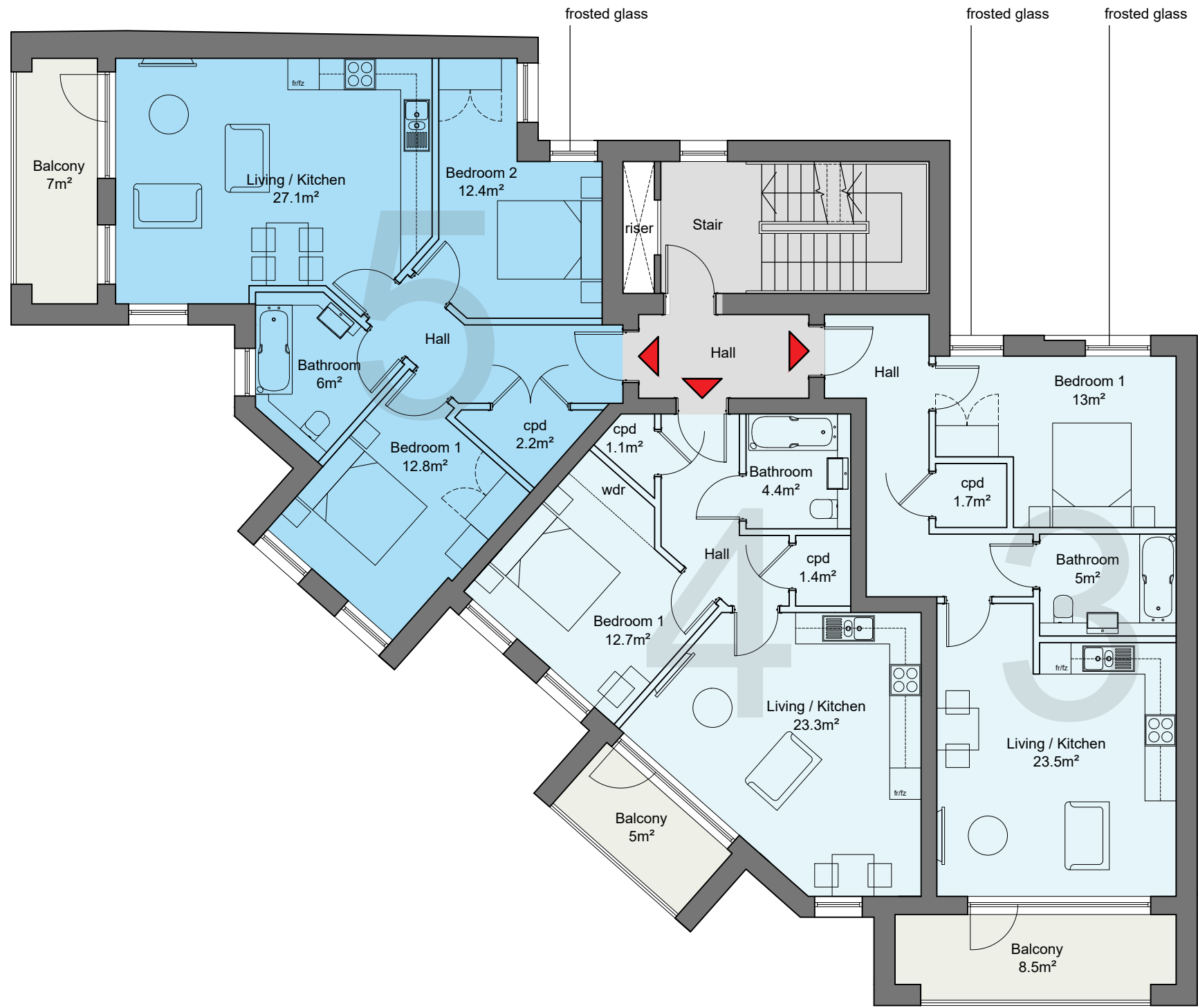
Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

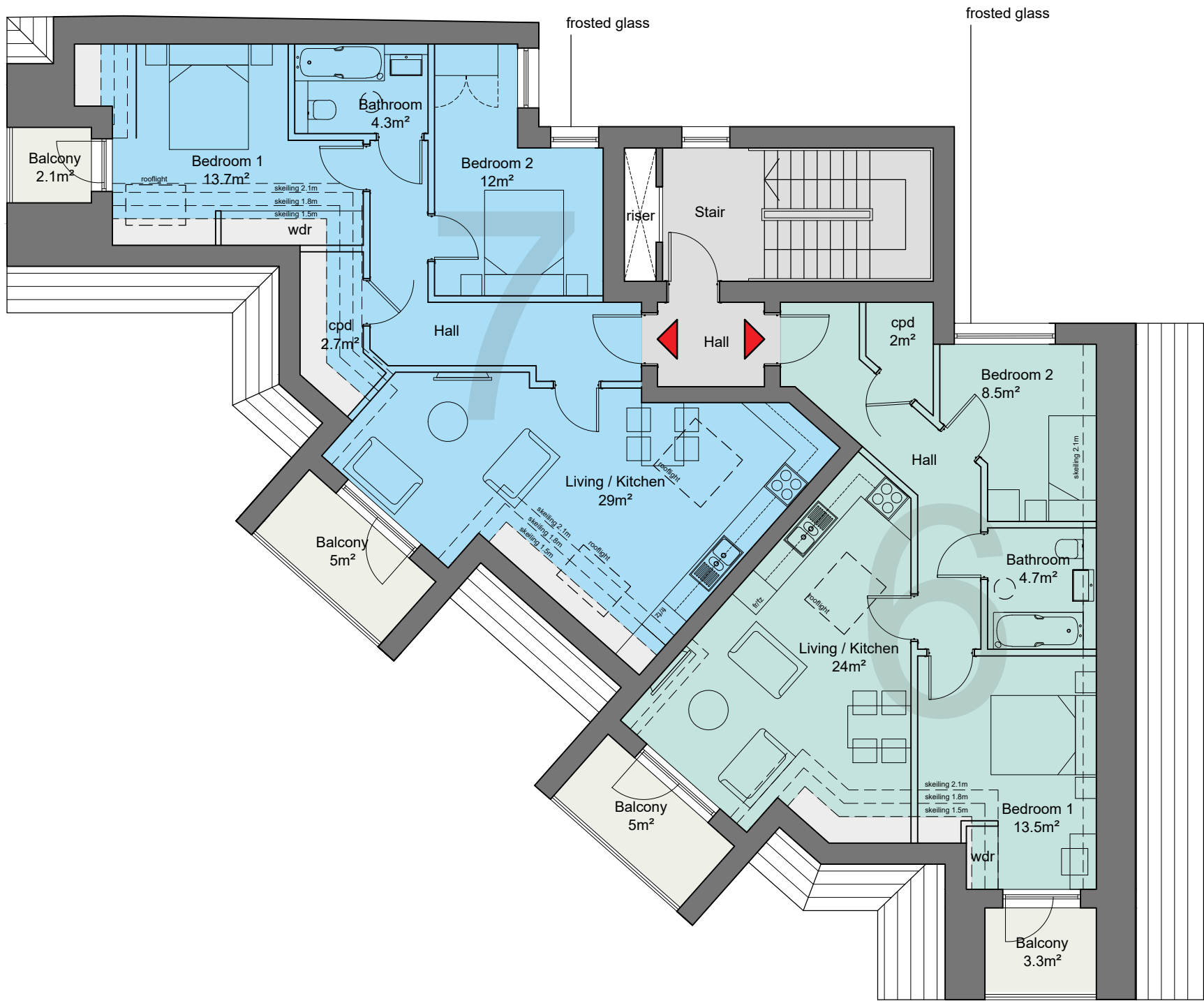
GROUND FLOOR PLAN



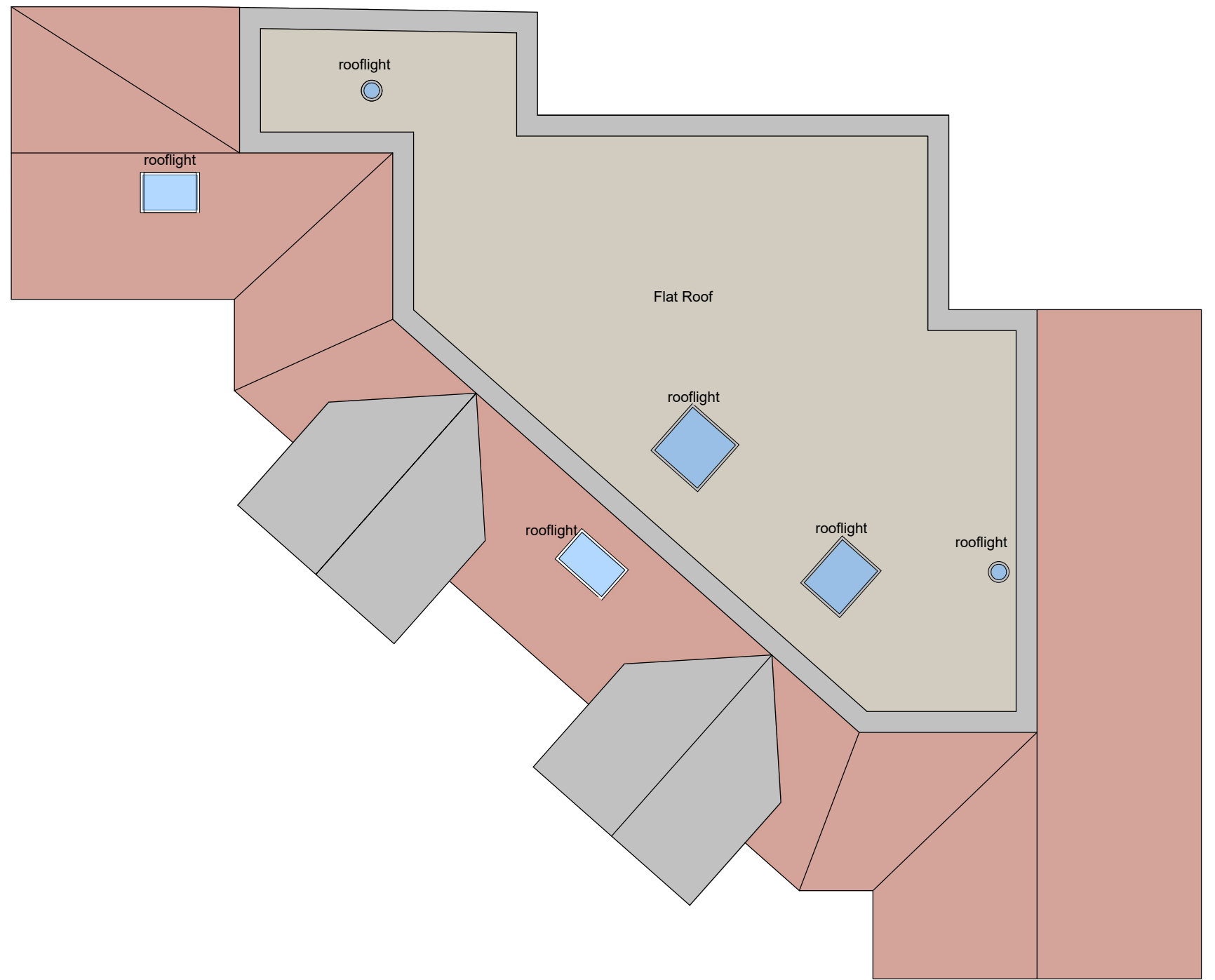
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN



CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

KEY:

- SITE BOUNDARY
- BUILDING TO BE DEMOLISHED
- TREE TO BE REMOVED
- cbf 1.8M HIGH CLOSE BOARD FENCE
- bwf APPROX. 0.9M HIGH BRICK WALL WITH 0.4M HIGH METAL FENCE - RAL 1035
- BLOCK PAVING TO TERRACE/BALCONY
- INFORMAL PLANTING TO BOUNDARY
- PROPOSED NEW TREES

ACCOMMODATION KEY:

- 3 BED 5 PERSON FLAT
- 2 BED 4 PERSON FLAT
- 2 BED 3 PERSON FLAT
- 1 BED 2 PERSON FLAT

ACCOMMODATION SCHEDULE

Ground Floor		
Unit 1	3-bed 5 Person	87.5m ²
Unit 2	2-bed 4 Person	72.3m ²
First Floor		
Unit 3	1-bed 2 Person	55.7m ²
Unit 4	1-bed 2 Person	51.2m ²
Unit 5	2-bed 4 Person	70m ²
Second Floor		
Unit 6	2-bed 3 Person	65.2m ²
Unit 7	2-bed 4 Person	74m ²
TOTAL DWELLINGS:		7no.

H	31.07.20	Planning Submission	PA	PJ
G	30.07.20	Work In Progress Issue	PA	PJ
F	24.07.20	Work In Progress Issue	PA	PJ
E	19.06.20	Side access added	PA	PJ
D	07.02.20	Scheme revised following comments received from Croydon Planning Department	RO	PJ
C	22.01.20	Amended as planners & neighbours comments	RO	PJ
B	01.08.19	Planning Submission - Scheme revised following comments received from Croydon Planning Department	LG	PA
A	26.10.18	Planning Submission	PA	PJ
Rev	Date	Revision Details	Dr	Ch

ECE Architecture
www.ecearchitecture.com

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Colston Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com

Client's Name
SOUTH EAST PROPERTY LIMITED

Job Title
2 VINCENT ROAD, CROYDON

Drawing Title
PROPOSED FLOOR PLANS

Scale
1:100 @ A1 / 1:200 @ A3

metres 2 4 6 8 10

Drawn RO
Checked PJ
Date Feb 20

Job No 6598
Drawing No (PL) 002
Rev H

Status
PRELIMINARY

CAD Plot date: 31/07/2020 - 09:11:44 6598 revised planning drawings.dwg