



25 Woodfield Hill
Coulsdon
CR5 3ED



Freehold Development Opportunity

- Freehold Development Opportunity
- Planning permission has been submitted for the demolition of a single dwelling and erection of 9 residential units
- GIA 838m² / 9020ft²
- Amenities closeby including Tesco Express, Farthing Downs and Coulsdon Manor Golf Club
- Coulsdon South Station is a 20 minute walk away
- Unconditional and conditional offers to be considered
- Offers in excess of £1,600,000 for the freehold interest

Description

The site currently comprises a two storey detached dwelling and is situated in the London Borough of Croydon. Planning permission has been submitted for the demolition of the existing single dwelling and erection of 2 apartment blocks comprising 9 residential units (8 x 3 bedroom flats & 1 x 2 bedroom flats) together with associated access improvements, car/cycle parking and landscaping works.

Location

The site is located on the south-western side of Woodfield Hill, Coulsdon and equates to approximately 1700m². The surrounding area is characterised by residential development, with a mix of properties set in spacious plots. The area is also well served with a number of amenities closeby including Tesco Express which is just a 5 minute walk away. The local outstanding rated schools include Chipstead Valley Primary School (1.2 miles), and Woodcote High School (2.4 miles) and Oasis Academy Byron (3.3 miles).

Highfield

+44 (0)1992 660204
highfield-investments.co.uk

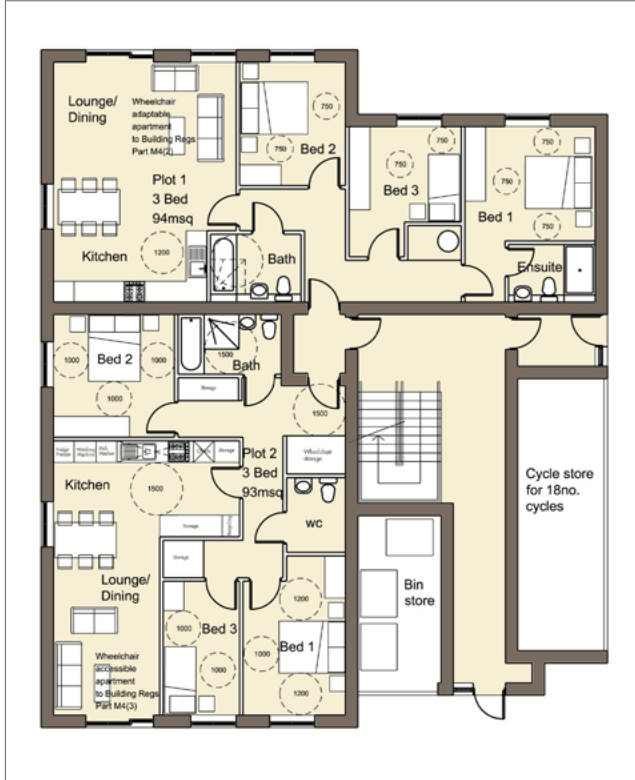
Investments

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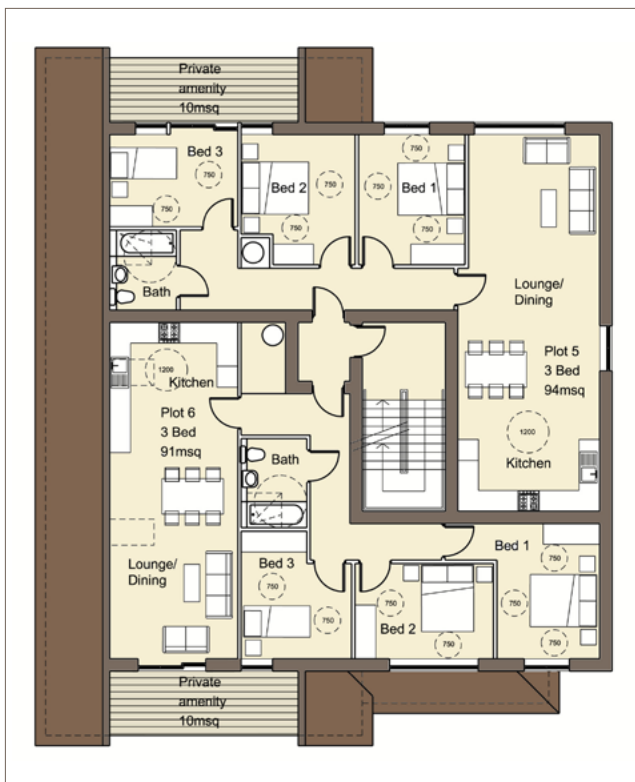
Block A Proposed Ground Floor Plan



Block A Proposed First Floor Plan



Block A Proposed Second Floor Plan



Block A Proposed Third Floor Plan



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Block B Proposed Ground Floor Plan



Block B Proposed First Floor Plan



Proposed Schedule

Unit	Type	Beds	GIA (m ²)	GIA (ft ²)
1	Apartment	3 bed	93.9	1,011
2	Apartment	3 bed	93.0	1,001
3	Apartment	3 bed	101.9	1,097
4	Apartment	3 bed	110.0	1,184
5	Apartment	3 bed	93.9	1,011
6	Apartment	3 bed	91.0	979
7	Apartment	2 bed	72.0	775
8	Apartment	3 bed	92.0	990
9	Apartment	3 bed	89.9	968
Total GIA			837.6	9,016

CGI



Existing Site



Sam Murphy
01992 660204 [Email Sam](#)

Kishan Popat
01992 660204 [Email Kishan](#)

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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Transport

The nearest train station is Coulsdon South Station and is situated 1.1 miles away providing direct access into London Bridge within 22 minutes.

Additional Information

https://www.dropbox.com/sh/ebwv5nohwqwh5t4/AABbPg0gYRt_OVI0U9XjPcKa?dl=0

Planning Permission

22/00655/FUL Planning permission has been submitted for the demolition of the existing single dwelling and erection of 2 apartment blocks comprising 9 residential units (8 x 3 bedroom flats & 1 x 2 bedroom flats) together with associated access improvements, car/cycle parking and landscaping works.

Access

Available upon request.

VAT

We have been advised that VAT is not applicable.

Financial Contributions

TBC

Tenure

Freehold.

Terms

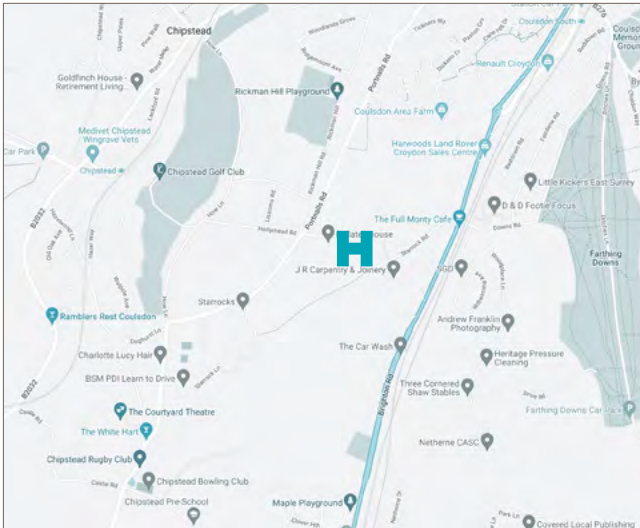
Highfield Investments are inviting offers in excess of £1,600,000 for the freehold interest.

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Site Plan



Site Location



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Sam Murphy
01992 660204 Email Sam

Kishan Popat
01992 660204 Email Kishan

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