



EDRIDGE ROAD, CROYDON, CR0 1EG

Substantial Freehold Residential Development Opportunity in Central Croydon

WATLING
REAL ESTATE

FUNDING MAY BE AVAILABLE



DEVELOPMENT HIGHLIGHTS

- ▶ Planning permission granted in July 2022 for a part 33 storey part 11 storey development providing 230 residential units, residents gym, communal roof terraces and amenity spaces.
- ▶ The proposed development comprises 100x 1 bedroom apartments, 78x 2 bedroom apartments, 52x 3 bedroom apartments.
- ▶ 43 units are to be allocated for affordable housing within the 11 storey block.
- ▶ Currently occupied by NCP as a temporary car park producing an income of £67,200pa.
- ▶ The site is within walking distance of both West and East Croydon stations with frequent mainline services into central London, London Gatwick Airport and the south coast.
- ▶ 0.53 acre site (0.21 ha).

**OFFERS FOR THE FREEHOLD
INTEREST ARE INVITED**



LOCATION

Croydon is the largest town in south London.

The town centre remains a popular economic hub for businesses and is becoming one of the main commercial districts outside of central London.

Croydon benefits from exceptionally strong transport links and a flexible local workforce.

There have been a number of residential development schemes built in recent years. These include Ten Degrees, College Road Tower, Aspect Croydon, London Square and The Fold which is located less than 100m from the subject site.

This highlights the demand for modern high quality residential accommodation popular with young professionals, key workers and students of London South Bank University's Croydon Campus.

The site itself is situated on Edridge Road to the south west of the town centre close to the A232, one of the main routes into central Croydon. The site sits between Edridge Road Community Health Centre and Leon House, an office building converted to residential.





Hammersmith

Greenwich

Woolwich

Hounslow

Richmond

Brixton

Twickenham

Richmond Park

Streatham

Wimbledon

Kingston upon Thames

New Malden

Morden

Thornton Heath

Bromley

Surbiton

Worcester Park

Croydon

West Wickham

Esther

Chessington

Wallington

Keston

A3

A24

A232

EDRIDGE ROAD

Oxshott

Epsom

Purley

Banstead

Coulsdon

Biggin Hill

A24

Ashted

Warlingham

M25

Leatherhead

A22

CONNECTIVITY



The property benefits from excellent transport links being located within close proximity to West Croydon and East Croydon stations.

Situated 0.4 miles northwest, West Croydon Station provides access to London Overground services and southern rail with travel times into the City in under 15 minutes leaving every 10 minutes. East Croydon is located 0.3 miles east, offering direct rail services into London Victoria and London Bridge stations under 15 minutes.



**George Street
Tram Station**
7 mins



The property benefits from good road connections with access to the M25, 9 miles to the south, via A23 or the A22 all of which provide access to the wider UK road network.



London Gatwick can be reached in 34 minutes via road, and 15 minutes via public transport from East Croydon.

BRIGHTON M25, M23, GATWICK AIRPORT

PURLEY WAY RETAIL PARK

IKEA

SAFFRON SQUARE APARTMENT BUILDING

CENTRALE SHOPPING CENTRE

WHITGIFT CENTRE SHOPPING

CENTRAL LONDON

THE FOLD

FORMER NESTLE BUILDING

TEN DEGREES APARTMENT BUILDING

LEON HOUSE

THE SITE

FAIRFIELD HALLS ARTS CENTRE

EAST CROYDON STATION





DESCRIPTION

EDRIDGE ROAD

This cleared site extends to approximately 0.21 hectares (0.52 acres) and is currently occupied by National Car Parks (NCP) on flexible terms. The site is broadly level and rectangular in shape.

PLANNING

Planning permission was granted on 25th July 2022 under 18/06069/FUL for:

“The erection of a part 33 storey, part 11 storey and part single storey building providing 230 residential units (Use Class C3); ancillary residents’ gym; communal roof terraces and amenity spaces; new vehicular access; car parking; cycle parking; waste storage, and associated works. (Note: the amendments include the reduction in height to 33 storeys, changes to the facade details including materials, minor internal changes and the introduction of a 8 metre wind mitigation screen to the first floor terrace located on the western side of the building)”

The consented scheme will see two co-joined towers linked by a shared ground floor with two separate entrances.

The 11 storey building will provide 43 self-contained affordable apartments.

The 33 storey building will provide 184 open market apartments and 3 shared ownership apartments.

The proposed scheme incorporates various green spaces, a play area on first floor and a shared play/garden area on the 11th floor. The penthouses will also have the benefit of a roof terrace with views across Croydon and the London skyline.



ACCOMMODATION SCHEDULE

To see the accommodation schedule for Edridge Road, simply scan this QR code for access to our dataroom.



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FURTHER INFORMATION

GUIDE PRICE

Offers invited.

A competitive finance arrangement may be available. Please enquire for more details in relation to potential terms.

TENURE

The property is held freehold under title number SGL573075.

TENANCIES

The property is currently occupied by National Car Parks (NCP). They occupy the site on a management agreement which has now expired. Negotiations are underway for a new short-term licence to occupy.

LEGAL COSTS

Each party is responsible for their own legal costs incurred throughout the transaction.

VIEWINGS

The site is broadly open to the public and therefore there are no restrictions on viewings.

DATA ROOM

[Click here for access to the data room.](#)

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November 2024

Subject to Contract

Property Reference: 223047

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