



EDRIDGE ROAD, CROYDON, CRO 1EG

Substantial Freehold Development Opportunity in Central Croydon

WATLING
REAL ESTATE



DEVELOPMENT HIGHLIGHTS

- ▶ Freehold
- ▶ Cleared site of 0.52 acres (0.21 ha)
- ▶ Current car park income of £67,200pa with termination provisions
- ▶ Highlighted within the Local Plan as a site suitable for residential uses
- ▶ Previously benefited from a planning consent granting 230 residential units within 2 towers over 11 and 33 storeys respectively
- ▶ The site also lends itself to a number of alternative uses
- ▶ The site is within walking distance of both West and East Croydon stations with frequent services into central London, Gatwick Airport and the south coast

**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.





EDRIDGE ROAD

CONNECTIVITY



RAIL



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.



TRAM



George Street Tram Station

7 mins



West Croydon

10 mins

Wimbledon

27 mins

Beckenham

30 mins



CAR



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.

AIRPORT



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

LEON HOUSE

THE
SITE

FAIRFIELD HALLS ARTS CENTRE

TEN DEGREES APARTMENT BUILDING

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

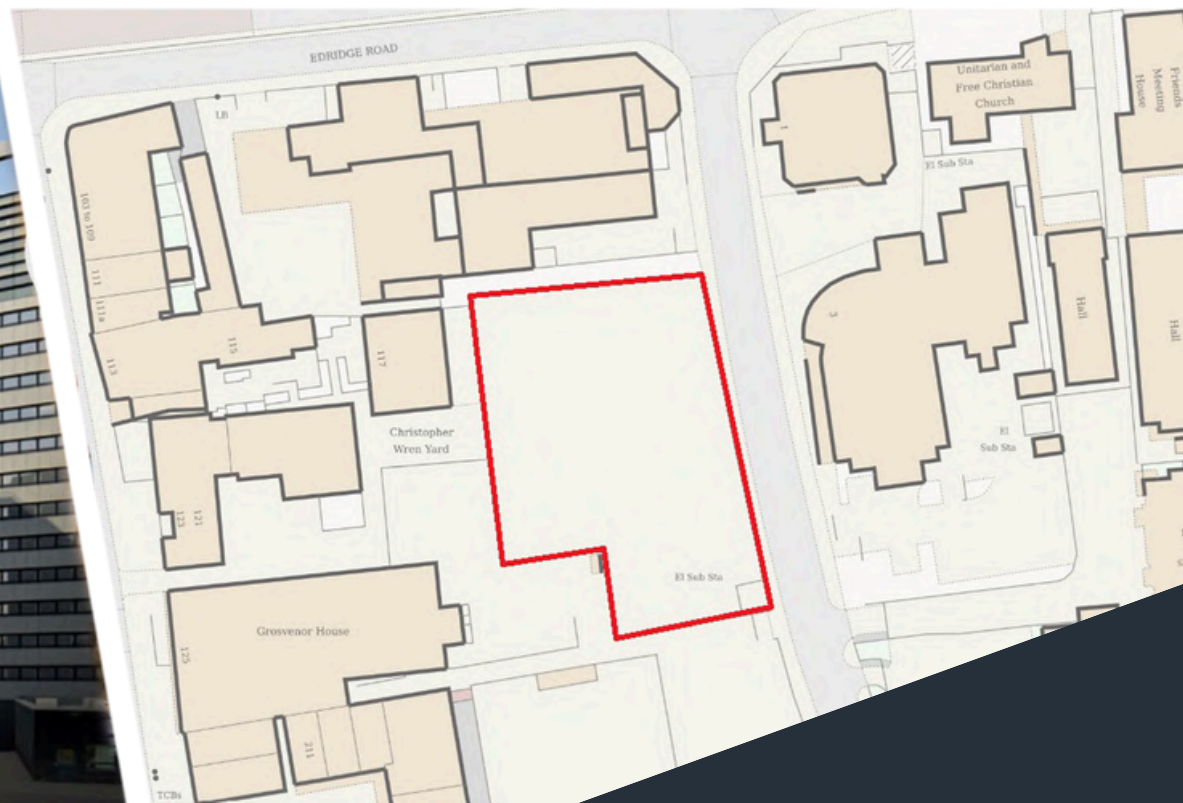
The site previously benefitted from the following planning consent (ref. 18/06069/FUL) which expired in July 2025.

"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)"

Whilst the consent has recently expired, we would highlight that the site is specifically promoted within Croydon's Local Plan as being suitable for a residential-led tower block development. The lifetime of the Local Plan is envisaged as being from 2018 up to 2039. Alternatively, interested parties may consider reinstating the expired consent or designing an entirely new scheme.

The site also lends itself to a number of alternative uses including various commercial uses, PBSA, social housing and care.





FURTHER INFORMATION

GUIDE PRICE

Offers invited.

TENURE

The property is held freehold under title number SGL573075.

TENANCIES

The property is currently occupied by National Car Parks (NCP) at £67,200 pa by way of a management agreement incorporating a mutually operable rolling monthly break clause.

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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WATLING
REAL ESTATE

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Subject to Contract
Property Reference: 223047

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