

Ref: AGT/sg /0:3541

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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**FOR SALE
FREEHOLD BUILDING PLOT
PLANNING PERMISSION FOR
2 BEDROOM HOUSE**

No.18

Site



**LAND ADJOINING 18 GUILDFORD ROAD
CROYDON, CR0 2HG**

LOCATION:

Situated within a cul-de-sac and within an established residential area approximately three-quarters of a mile from West Croydon Station.

DESCRIPTION:

Comprises a former builder's yard and store. The new property to be constructed will form the end of a terrace of similar residential units.

TOWN PLANNING:

Planning permission has been granted on appeal, under Appeal Ref. No. APP/L5240/A/07/2033744, subject to conditions, for "Demolition of existing garage/store and corrugated shed, realignment of front boundary wall, erection of new two bedroom end of terrace house with parking space".

PRICE:

Offers invited in excess of **£120,000**

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

VAT:

All prices quoted are exclusive of VAT which the Landlord/Vendor may elect or be obliged to charge.

VIEWING:

**STRICTLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511**



Title P

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose.
Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor.
References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

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