

**For Sale**


SOUTH EAST ELEVATION

## Land & Garages, Benwick Court, 87 Croydon Road, SE20 7SS

### Consented Development Opportunity in Penge, South East London

- Offers in excess of £375,000 for the Freehold Interest
- Planning granted for 2 x new build 3-bed semi-detached houses
- Off-street parking for each house
- GDV – c. £1,400,000

#### Description

Benwick Mews is located to the rear of Benwick Court on Croydon Road. A previous development of 7 houses were built in c. 2013 and planning was granted for these further 2 semi-detached houses in April 2021, within the existing car park.

The houses have large 80 sqm south facing rear gardens, cycle storage and 2 off-street parking spaces per house. Vehicle and pedestrian access is from Croydon Road.

#### Planning

Bromley planning reference number - 20/05071/FULL1

*'The erection of two dwellings with car parking. | Benwick Court 87 Croydon Road Penge London SE20 7SS'*



New Homes


 Land  
Agency

 Commercial  
Agency

 Chartered  
Surveyors

#### All Enquiries:

Jack Tucker  
Development Consultant  
jack@pedderproperty.com  
0208 702 9999

## Location

The site is located in the London Borough of Bromley, on the south side of Croydon Road near the junction of Old Grove Road. Anerley Station is located a 10-minute walk to the North and provides Overground and Southern Line trains. Kent House Station is a 14-minute walk to the East and provides Southern Line trains to Victoria in 20 mins.



**Existing Houses** - Proposed are replicas of the existing



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## Proposed Accommodation

Unit	Floor	Bedrooms	Bathrooms	Amenity	Sq m	Sq ft
1	G/1/2	3B6P	2 + WC	Garden - 80 sqm	108.0	1,163
2	G/1/2	3B6P	2 + WC	Garden - 80 sqm	108.0	1,163
<b>Totals</b>					<b>216</b>	<b>2,325</b>

## Existing

The site is currently used as a car park.

## Planning

Bromley planning reference –  
20/05071/FULL1

## Price

Offers in excess of £375,000 for the freehold interest.

## Method of Sale

The Property is being offered for sale via Informal Tender.

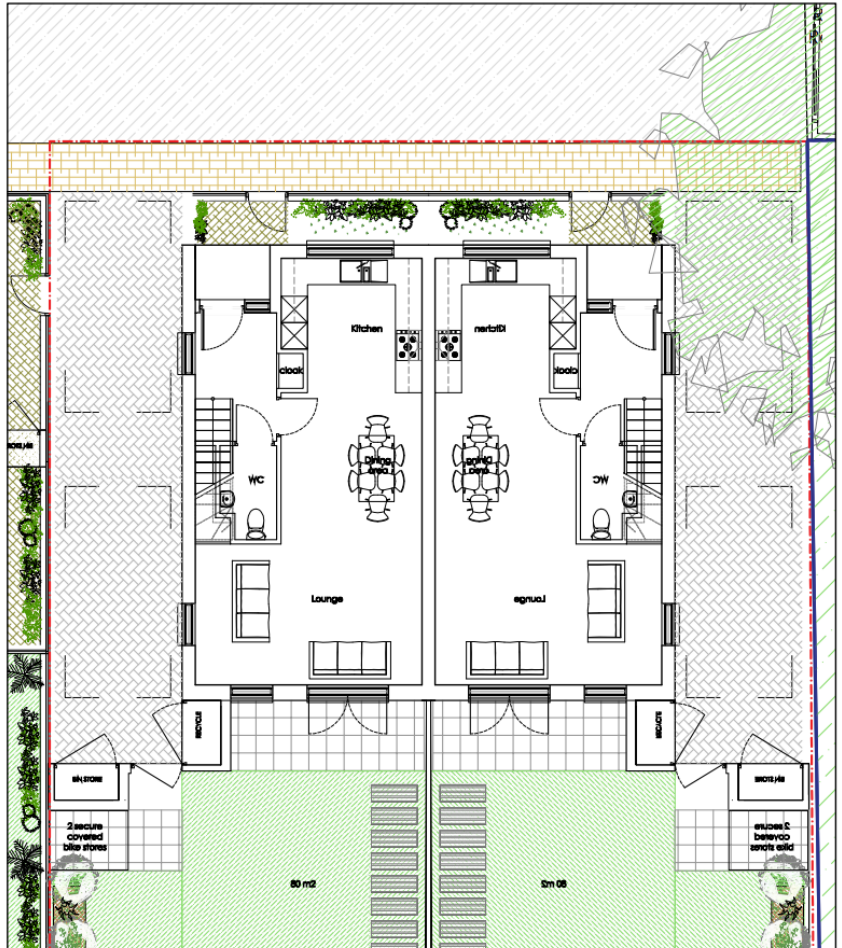
All offers should be submitted in writing along with proof of funds and details of any previous schemes.

## VAT

We understand that VAT is not applicable.

## Information Pack

Please contact either [Jack@pedderproperty.com](mailto:Jack@pedderproperty.com) or [Harry@pedderproperty.com](mailto:Harry@pedderproperty.com) for a link to all the documents, our GDV and comparable evidence.



New Homes



Land Agency



Commercial Agency



Chartered Surveyors

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