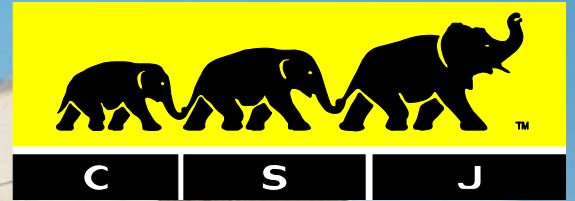


FOR SALE

Guide Price £1,500,000 Freehold



5 More Close, Purley, Surrey CR8 2JN

Residential development site with planning granted for a new build scheme of 9 x apartments (7 x two bed & 2 x three bed)

Site is situated on a desirable road less than five minutes to the centre of Purley. Contributions = £87,700 - GDV Circa £4.4

Illustration only



Location	<p>More Close is situated just off the A23 and is within walking distance of Purley Station. Purley Station itself offers quick and direct train services into Central London, with both London Bridge and London Victoria being less than 40 minutes away. Gatwick International Airport is less than 30 minute drive away, along the M23.</p> <p>Croydon Shopping Centre is situated nearby and offers an array of both retail shopping and restaurants, and can be reached in around quarter of an hour, either by driving, or by public transport. There are a number of schools that serve the area, these include Thomas More Catholic School and Purley Oaks Primary School which were rated as Good by Ofsted, and Harris Academy and Beaumont Primary School which were rated as Outstanding.</p>
Description	<p>A freehold development site with outline planning consent for a new build scheme of 9 luxury apartments situated on More Close a desirable Cul de sac in Purley close to the Town Centre.</p> <p>The scheme is for a 3/4 storey block with eight units across ground first and second floor, and a penthouse flat in the third. Whilst the two ground floor flats are both 3 bedroom units, the remaining seven all have 2 bedrooms and all of the apartments benefit from generous private amenity provisions.</p> <p>There will also be communal gardens to the rear and off-street parking for four vehicles at the front.</p> <p>The convenient location, generous proportions and anticipated resale values of all units being within the Help To Buy threshold will ensure that the proposed units are extremely desirable and readily saleable.</p>
Services	Not checked – seller has advised Gas and electricity is a single supply
Terms	<b>Guide Price £1,500,000 Freehold</b>
Viewing	Contact Sole Agents Christopher St James 020 8545 0591
Planning	Outline planning was granted by Croydon Borough Council on 16th July 2020. Ref 20/00404 for..... Construction of a part three part four storey building comprising nine flats (7 x 2 beds and 2 x 3 beds)



020 8545 0591



developments@csj.eu.com



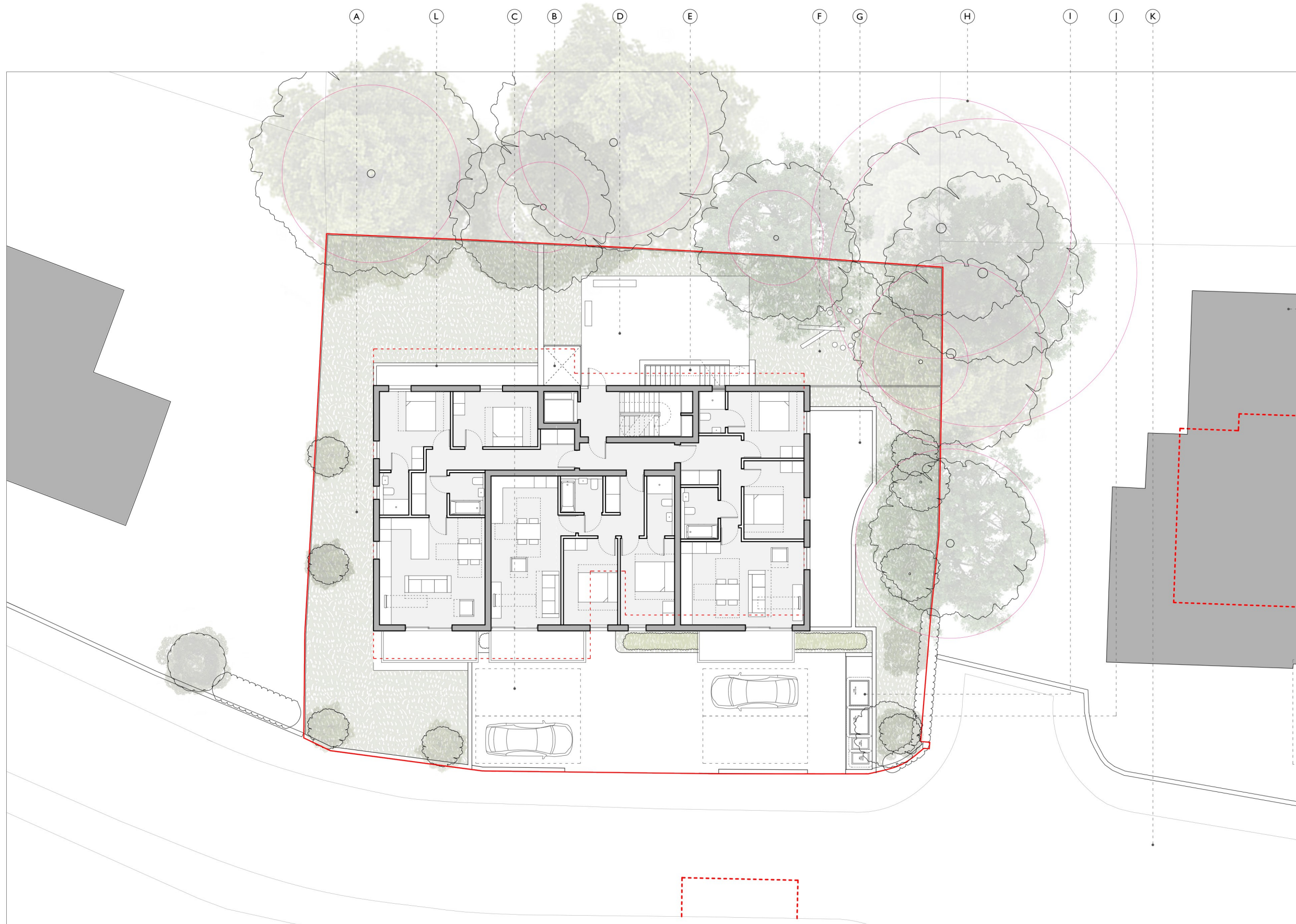
www.csj.eu.com



61 High Street, Colliers Wood, London, SW19 2JF

Disclaimer: CSJ, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and CSJ have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

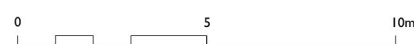


- A unit 1 amenity
- B void to bike store below
- C access 1:20 and parking
- D communal garden
- E stepped access to bikes store
- F play space
- G unit 2 amenity
- H rpa to surrounding trees
- I bin store
- J tree to be removed
- K more close
- L light well

Outline of Previous Scheme  
Ref: 19-04655-OUT

Outline of 1 more close  
Ref: 19-04564-FUL

Proposed Site Plan 1:200



Status: Pre Application

Scale: 1 / 200 @ A3

NOTE: This drawing is to be scaled for planning purposes only

Drawing: Proposed Site Plan

Dwg No: 275-D-02

Date: 19.12.2019

Project: 5 More Close

Address: 5 More Close, Purley CR8 2JN

Client: South East Living Group

**ob**  
architecture.

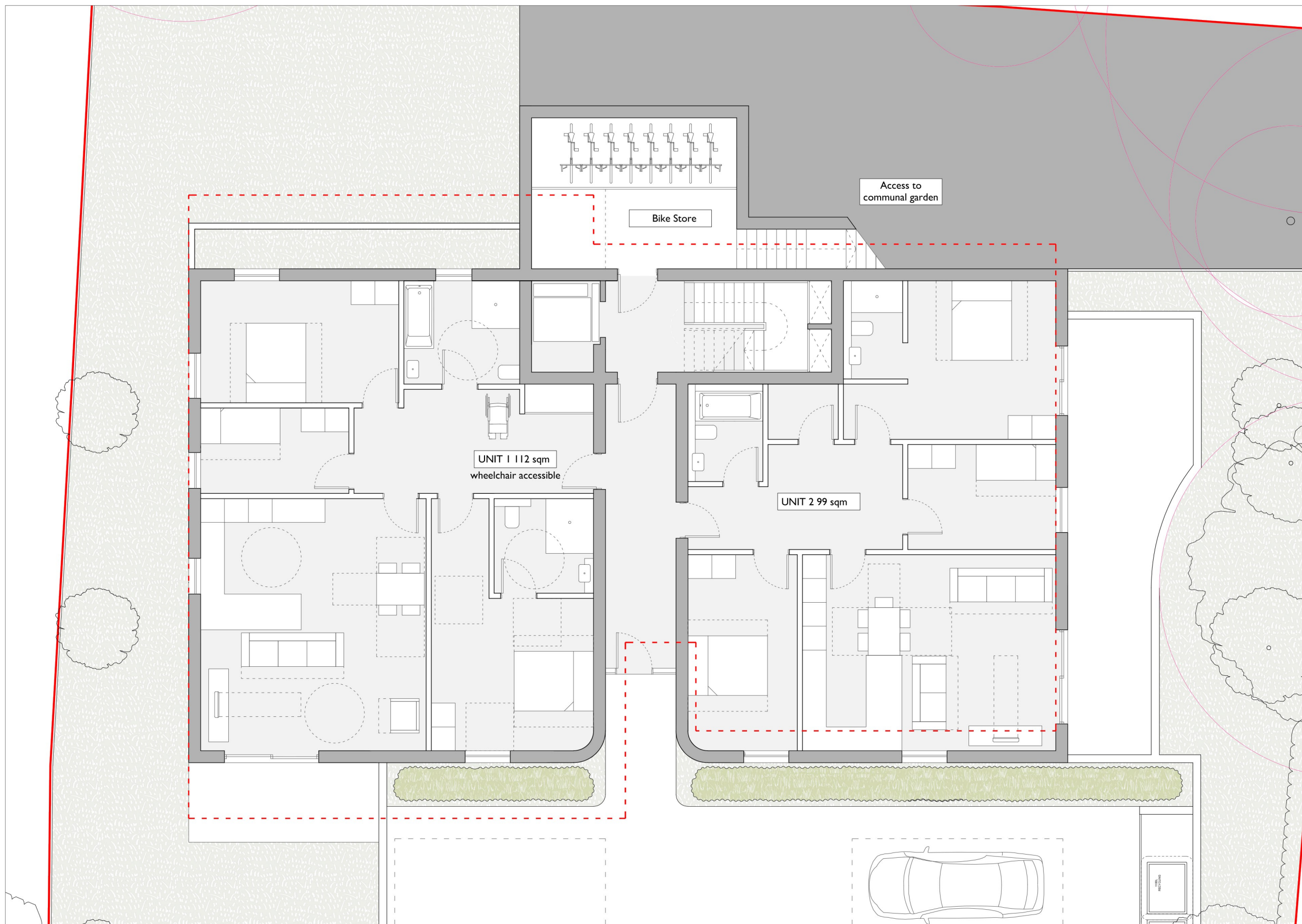
The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES  
01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk



U1 unit 1, 3b 5p @ 112 sqm  
part M(3) wheelchair accessible

U2 unit 2, 3b 5p @ 99 sqm

Outline of Previous Scheme  
Ref: 19/04655/OUT



Proposed Ground Floor Plan 1:100



Status: Pre Application

Scale: 1 / 100 @ A3

NOTE: This drawing is to be scaled for planning purposes only

Drawing: Proposed Ground Floor Plan

Dwg No: 275-D-05

Date: 13.12.2019

Project: 5 More Close

Address: 5 More Close, Purley CR8 2JN

Client: South East Living Group

**ob**  
architecture.

The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES  
01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk

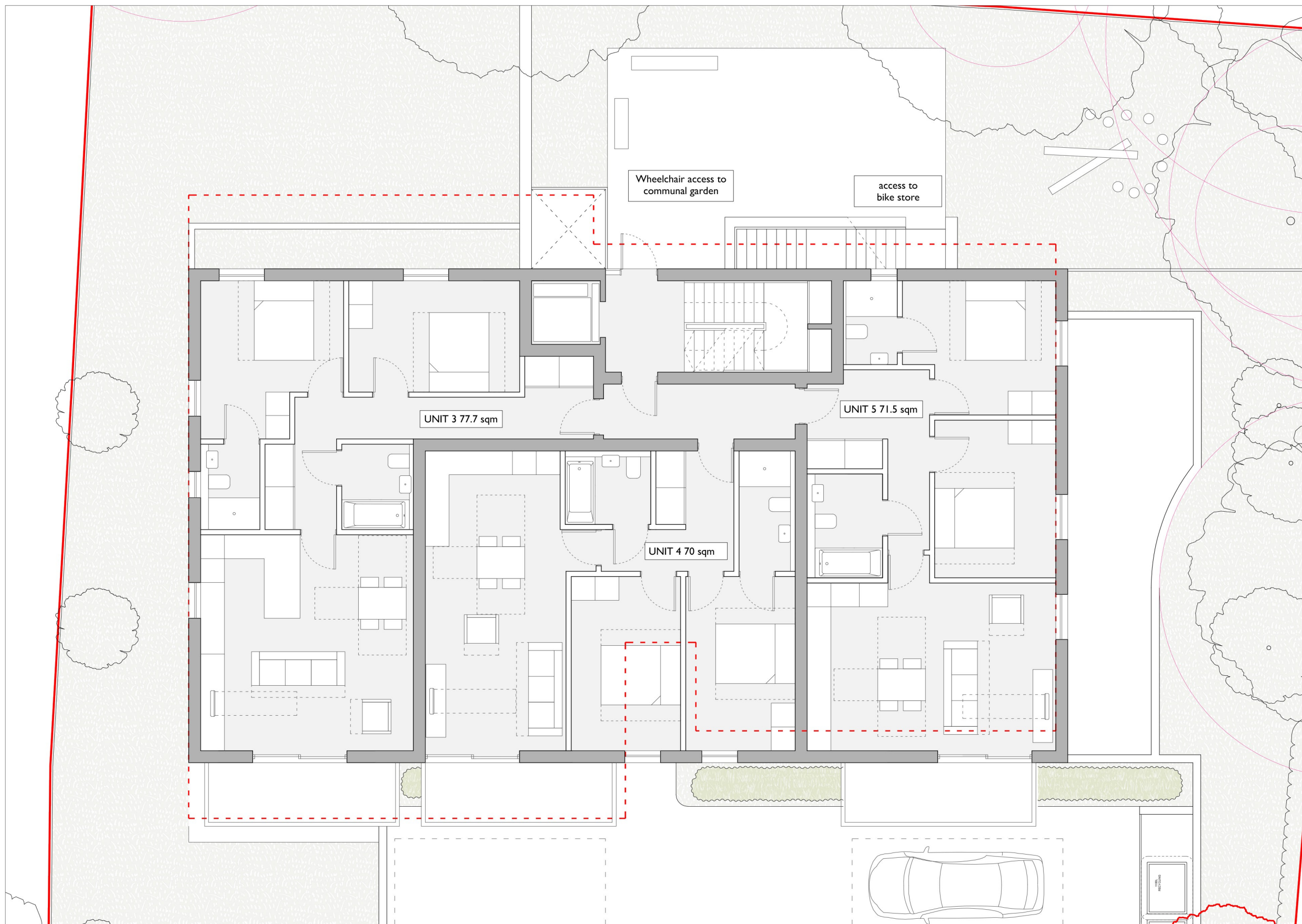


U3 unit 3, 2b 4p @ 77.7 sqm

U4 unit 4, 2b 4p @ 70 sqm

U5 unit 5, 2b 4p @ 71.5 sqm

Outline of Previous Scheme  
Ref: 19/04655/OUT



Proposed First Floor Plan 1:100



Status: Pre Application

Scale: 1 / 100 @ A3

NOTE: This drawing is to be scaled for planning purposes only

Drawing: Proposed First Floor Plan

Dwg No: 275-D-06

Date: 19.12.2019

Project: 5 More Close

Address: 5 More Close, Purley CR8 2JN

Client: South East Living Group

**ob**  
architecture.

The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES  
01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk

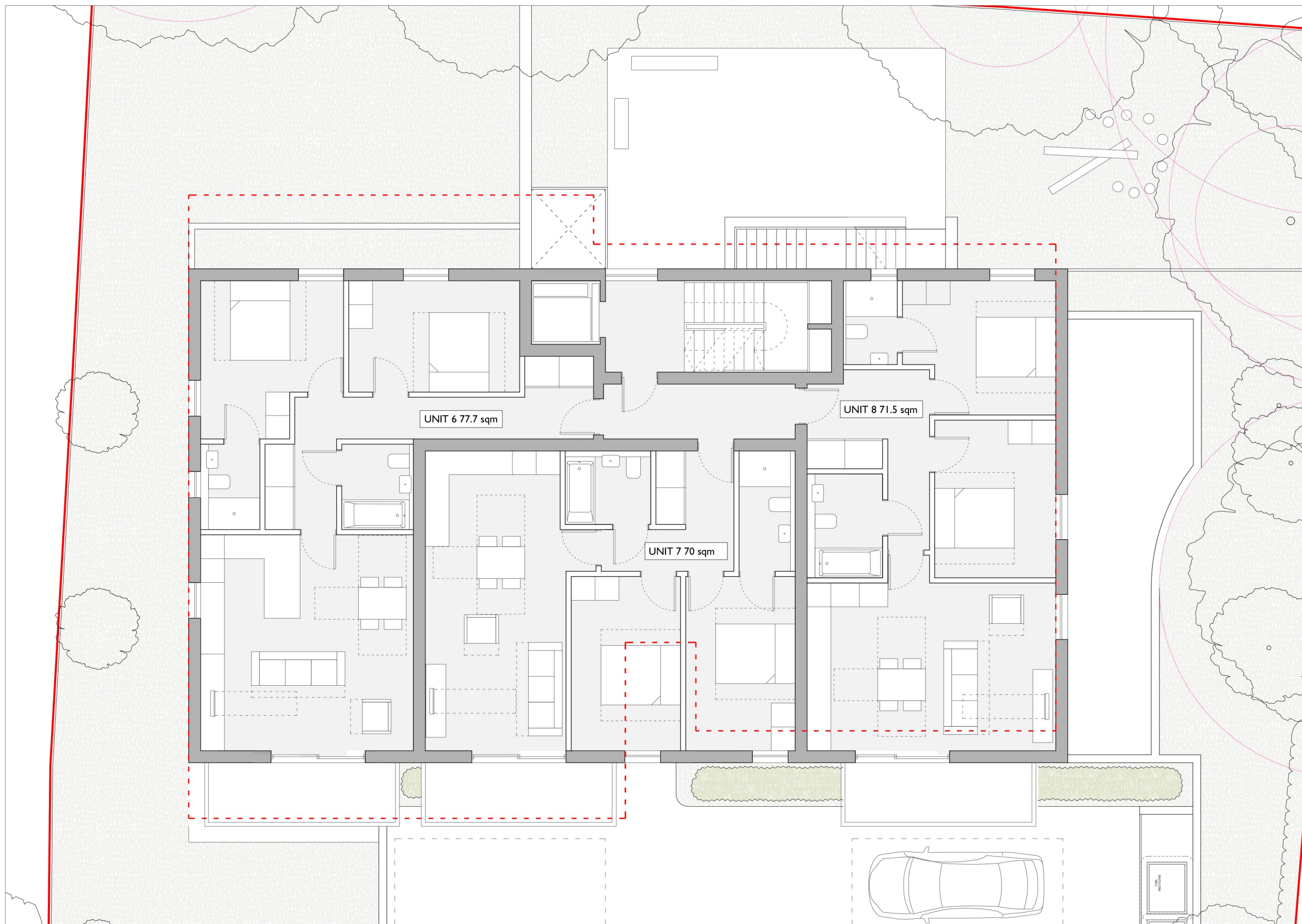


U6 unit 6, 2b 4p @ 77.7 sqm

U7 unit 7, 2b 4p @ 70 sqm

U8 unit 8, 2b 4p @ 71.5 sqm

Outline of Previous Scheme  
Ref: 19/04655/OUT



Proposed Second Floor Plan 1:100



0 5m

Status: Pre Application

Scale: 1 / 100 @ A3

NOTE: This drawing is to be scaled for planning purposes only

Drawing: Proposed Second Floor Plan

Dwg No: 275-D-07

Date: 19.12.2019

Project: 5 More Close

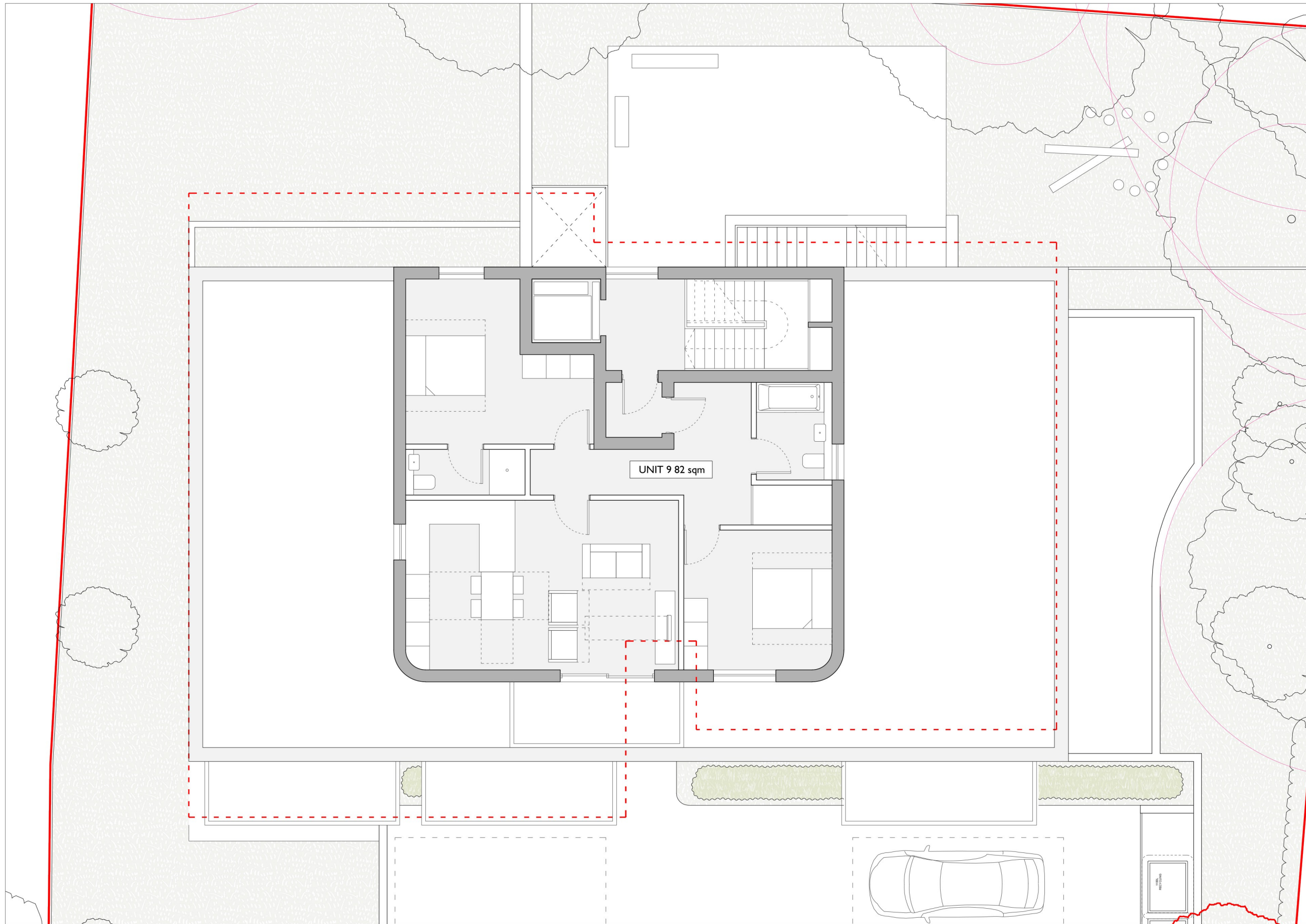
Address: 5 More Close, Purley CR8 2JN

Client: South East Living Group

**ob**  
architecture.

The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES  
01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk





Proposed Third Floor Plan 1:100



Status: Pre Application

Scale: 1 / 100 @ A3

NOTE: This drawing is to be scaled for planning purposes only

Drawing: Proposed Third Floor Plan

Dwg No: 275-D-08

Date: 19.12.2019

Project: 5 More Close

Address: 5 More Close, Purley CR8 2JN

Client: South East Living Group

**ob**  
architecture.

The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES  
01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk