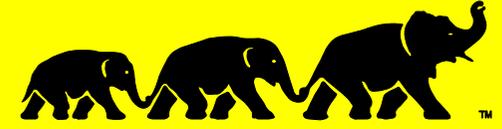


FOR SALE

Guide Price £550,000 Freehold



C

S

J

Land R/O 50 & 52 Glebe Hyrst, Sanderstead, CR2 9JF

Land for sale with planning granted to construct a brand new detached family home with garage.

Located in one of Sanderstead's most desirable and sought after roads.

**Location** Glebe Hyrst is one of Sanderstead's most desirable roads located within a 5 minute walk of the Village which offers a small parade of shops to include Coffee shops, hairdressers, opticians and beauty salons as well as a Waitrose Supermarket.

Sanderstead is a village environment boasting a great community making the area ideal for families, but also offers a great service from Sanderstead or Purley Oaks Stations into London for those needing to commute into London Victoria & London Bridge.

Buses pass close by to include the 403 and 412.

**Description** Cleared parcel of land rectangular in shape extending to approximately 600 Sq m.

Planning was granted by Croydon Council ref: 21/01810/FUL for...

Erection of two storey 4 bedroom detached house with integral garage to the rear of no's 50 & 52 Glebe Hyrst fronting North Down, refuse store and formation of vehicular access onto North Down.

The seller has revised plans drawn and submitted as a variation for 2 additional rooms in the loft space which could see this house becoming 5 or 6 bed and enhancing the GDV considerably

CIL: £45,000

**Terms** **Guide Price £550,000 Freehold**

**Viewing** The land is visible from the roadside

FLOORPLANS BELOW



 020 8545 0591

 [developments@csj.eu.com](mailto:developments@csj.eu.com)

 [www.csj.eu.com](http://www.csj.eu.com)

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

Disclaimer: Christopher St James, 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 Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





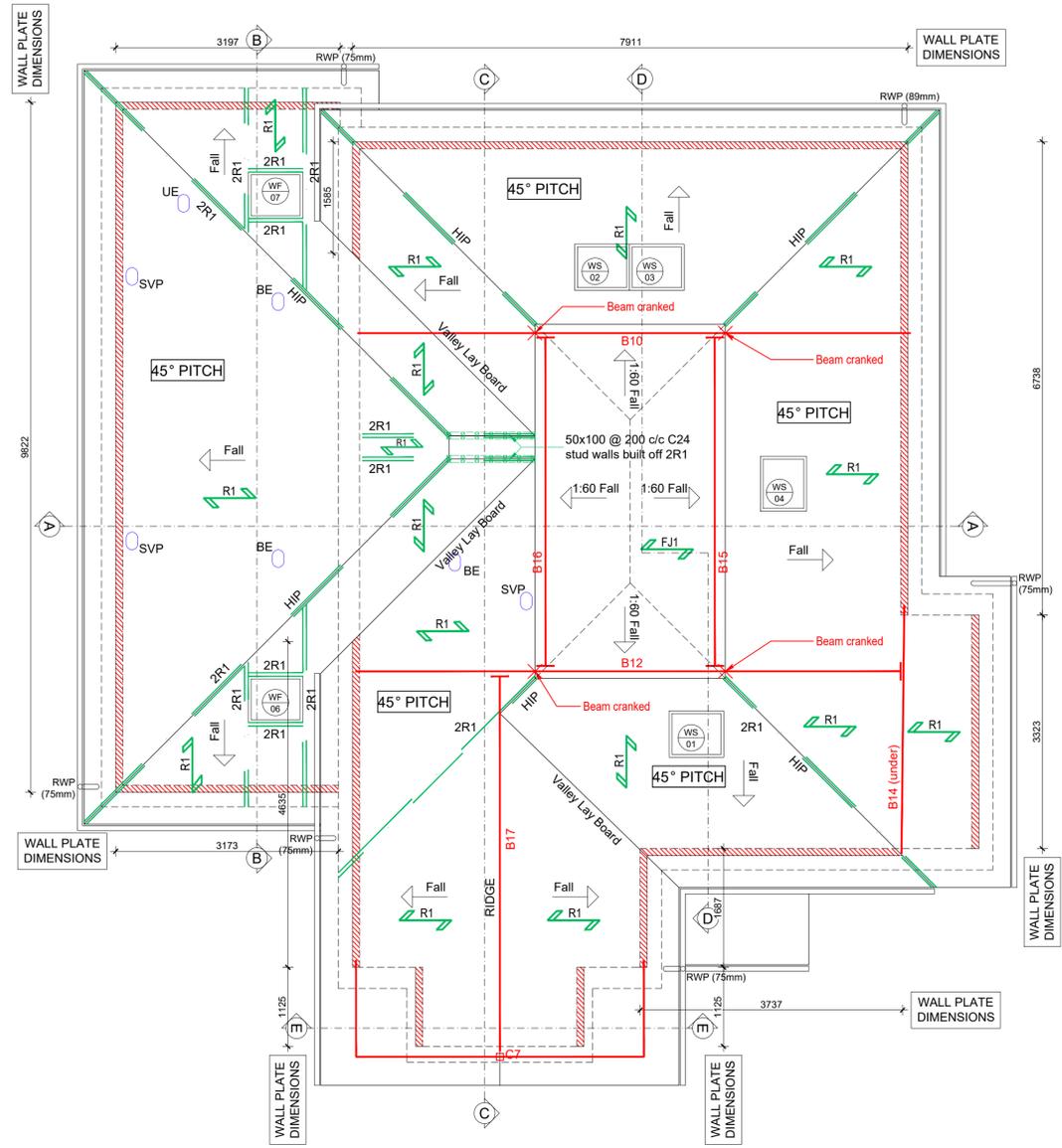






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Rev.	Date	Details	Drawn
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ROOF PLAN

To comply with Building Regulations, Part H3, Section 1, the following min. sizes for gutters & downpipes should be used:

Gutter Size : 115 mm  
 Downpipe Size : 63 mm  
 Flow Rate : 1.11 Litres/second

- ROOF LEGEND**
- BE Bathroom extracts ducted to a proprietary thru tile vent
  - SVP SVP ducted to a thru tile vent ONLY where at head of drain run. Otherwise to terminate to durgo valve in roofspace. For relevant situation refer to the domestic drainage layout.
  - RWP Rainwater downpipe
  - 100x50mm wallplate on mortar bed and strapped at max 2m centres with 30x5mm galvanised mild steel straps. Wallplates on steel beams bolted at max 2m centres to flange.

PLEASE REFER TO DESIGN4STRUCTURES DRAWINGS FOR FULL STRUCTURAL DESIGN  
 PLEASE NOTE THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

Client:  
**JVB Construction/Bruckland Developments**

Site Address:  
 50-52 Glebe Hyrst  
 South Croydon  
 Surrey  
 CR2 9JF

Description:  
 Roof Plan

Drawing Number: 21-049-11-005

Status: **PRELIMINARY**

Scale: 1:50 @ A1  
 Date: Sept 21  
 Drawn: DB  
 Checked: mjb



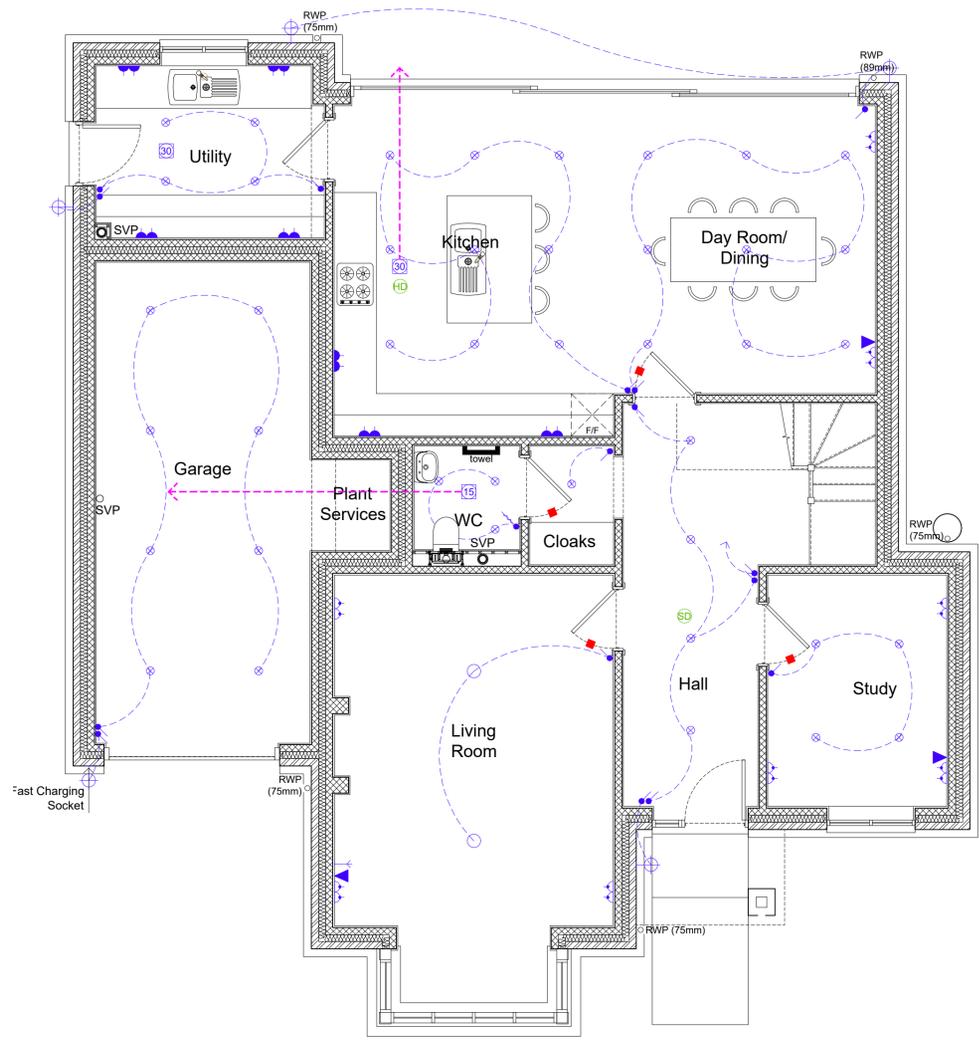
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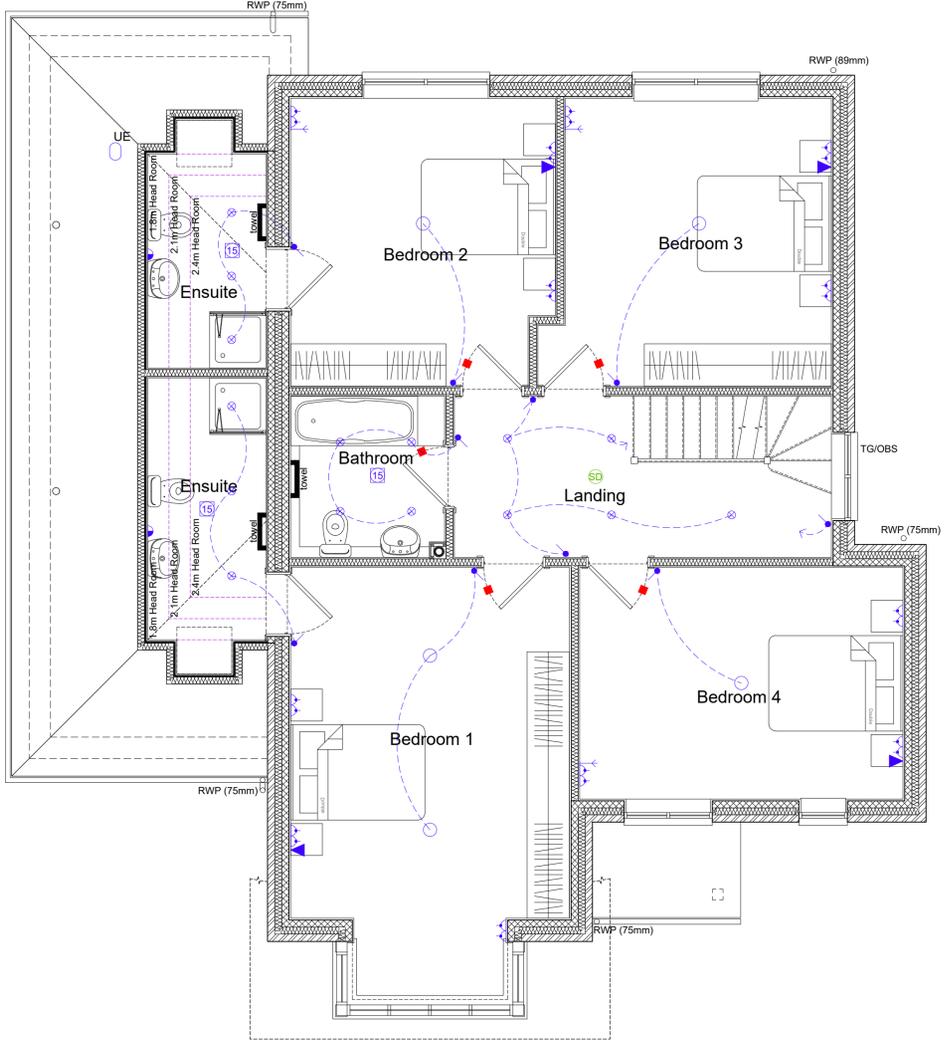
work in progress  
05-10-2021

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

**ELECTRICAL LEGEND.**

All electrical work should meet the requirements of Part P Building regulations and must be designed, installed and tested by a person competent to do so. A certificate of electrical installation must be issued on completion (must comply with BS 7671)

<ul style="list-style-type: none"> <li>One-way switch</li> <li>Two-way switch</li> <li>Pendant light fitting</li> <li>Batten holder</li> <li>Downlighter</li> <li>Note: Downlighters to be located at a min 750mm c/c with no more than one light per 2m<sup>2</sup> of ceiling area.</li> <li>Wall mounted light fitting</li> <li>Twin switched socket outlet</li> <li>Switched unit for boiler/extractors</li> </ul>	<ul style="list-style-type: none"> <li>Shaver point</li> <li>Smoke detector</li> <li>Note: Min 300mm from walls and light fittings</li> <li>Heat detector</li> <li>Telecom point</li> <li>TV aerial point</li> <li>Radiator</li> <li>Heated towel rail</li> <li>Ceiling mounted extract fan (rating as shown)</li> <li>Extract fan ducted via mini duct system to external wall grille extract fan to connect to light switch with 15 min. overrun (rating as shown)</li> </ul>
--	---

PLEASE NOTE THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

Client:  
 JVB Construction/Bruckland Developments

Site Address:  
 50-52 Glebe Hyrst  
 South Croydon  
 Surrey  
 CR2 9JF

Description:  
 Ground & First Floor Plan  
 Electrical Layout

Drawing Number: 21-049-11-006

Status: **PRELIMINARY**

Scale: 1:50 @ A1

Date: Sept 21

Drawn: DB

Checked: mjb

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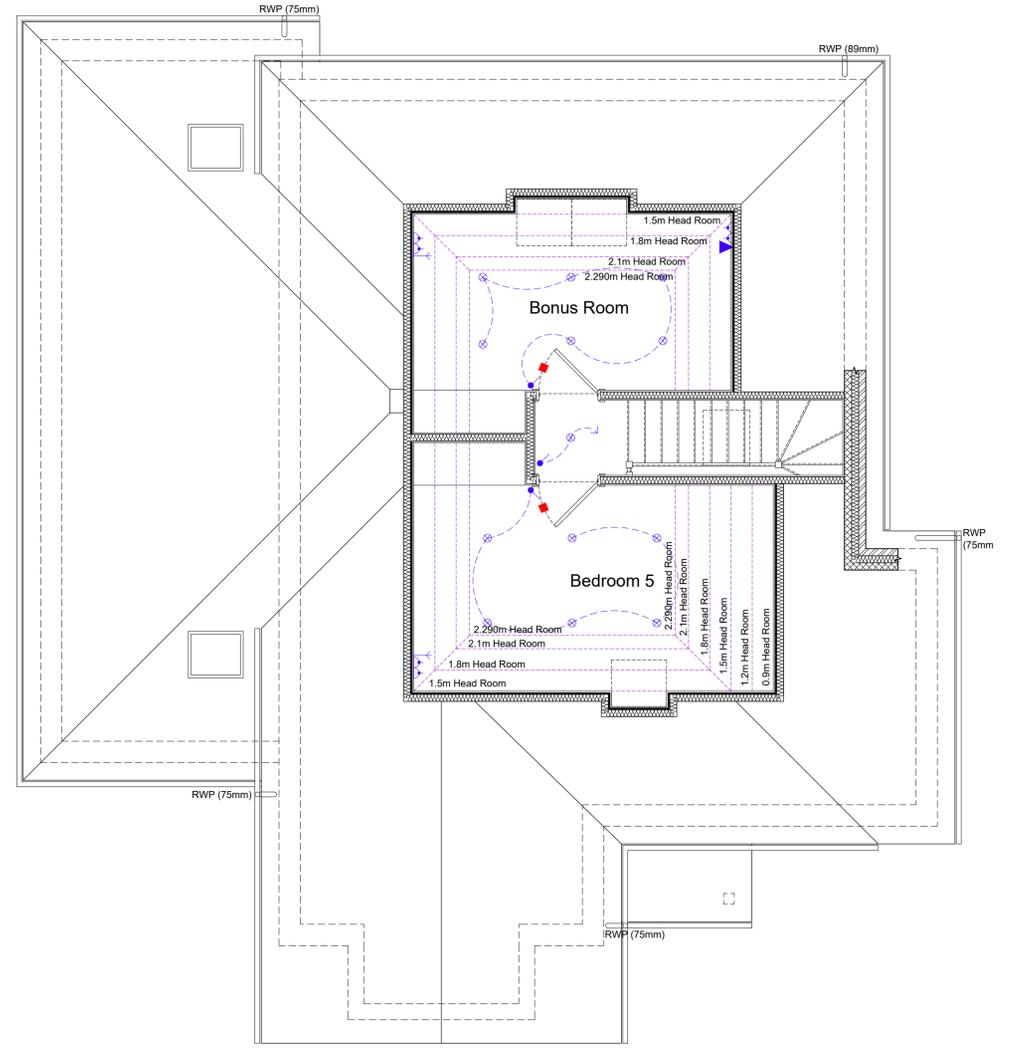


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Rev.	Date	Details	Drawn
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SECOND FLOOR PLAN

**ELECTRICAL LEGEND.**

All electrical work should meet the requirements of Part P Building regulations and must be designed, installed and tested by a person competent to do so. A certificate of electrical installation must be issued on completion (must comply with BS 7671)

	One-way switch		Shaver point
	Two-way switch		Smoke detector
	Pendant light fitting	<small>Note: Min 300mm from walls and light fittings</small>	
	Batten holder		Heat detector
	Downlighter		Telecom point
<small>Note: Downlighters to be located at a min 750mm c/c with no more than one light per 2m² of ceiling area.</small>			TV aerial point
	Wall mounted light fitting		Radiator
	Twin switched socket outlet		Heated towel rail
	Switched unit for boiler/extractors		Ceiling mounted extract fan (rating as shown)
			Extract fan ducted via mini duct system to external wall grille extract fan to connect to light switch with 15 min. overrun (rating as shown)

PLEASE NOTE THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

Client:  
 JVB Construction/Bruckland Developments

Site Address: 50-52 Glebe Hyrst South Croydon Surrey CR2 9JF	Description: Second Floor Plan Electrical Layout
--	--

Drawing Number: 21-049-11-007

Status: **PRELIMINARY**

Scale: 1:50 @ A1

Date: Sept 21

Drawn: DB

Checked: mjb

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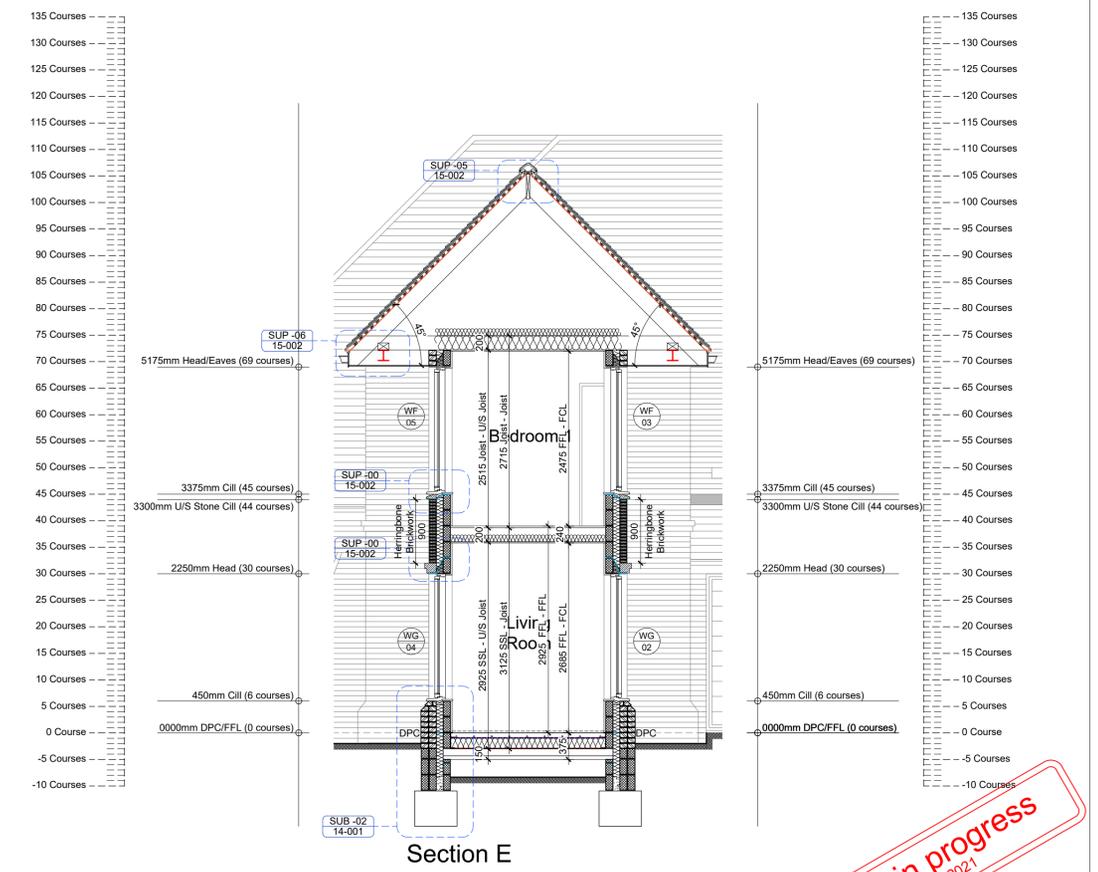
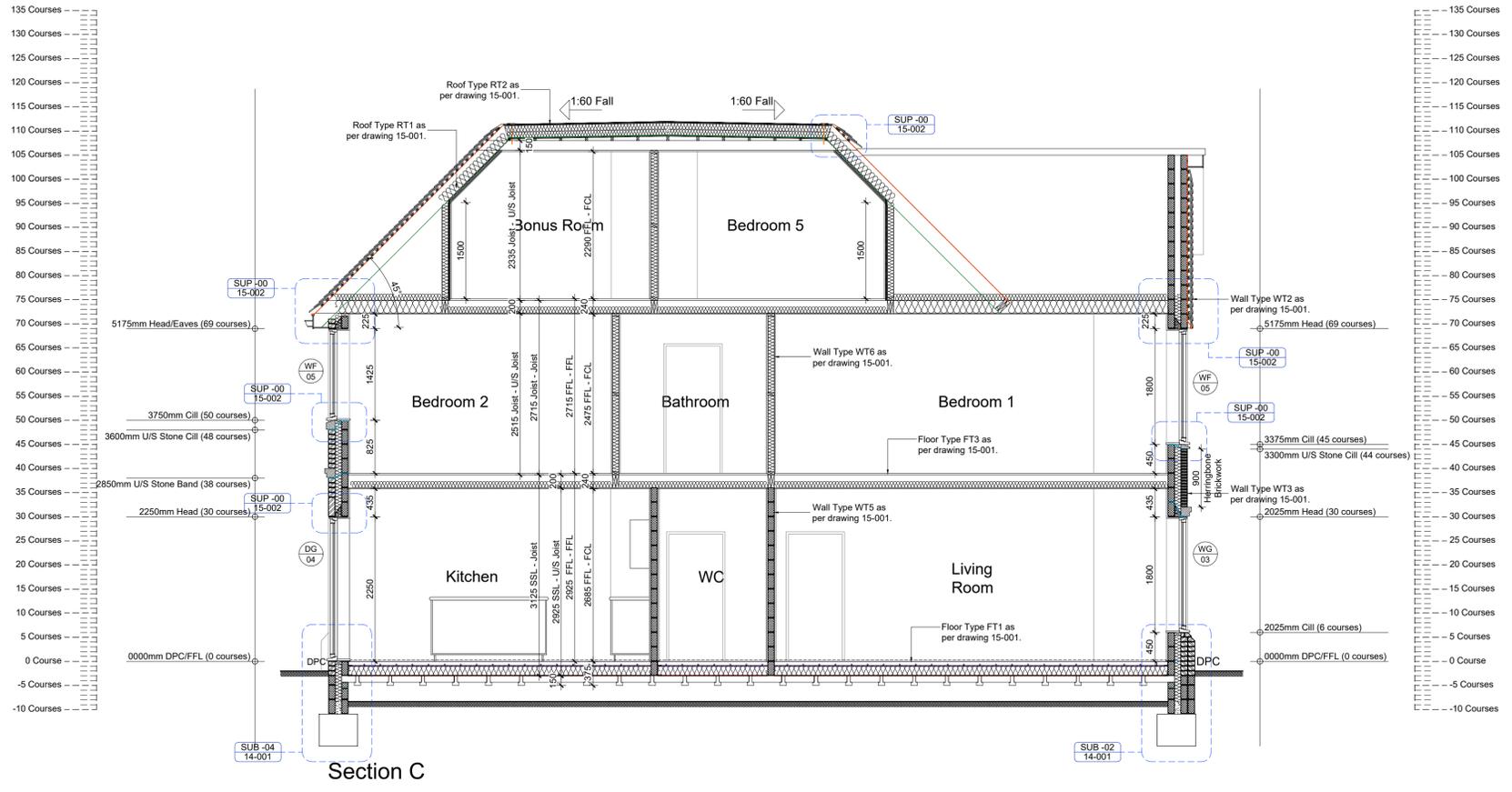
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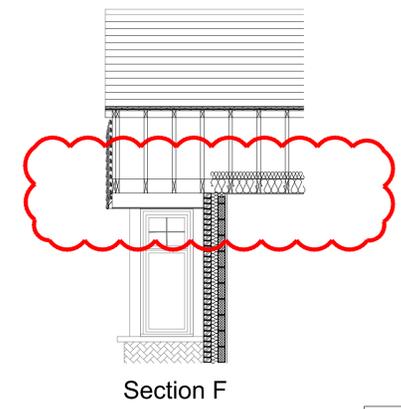
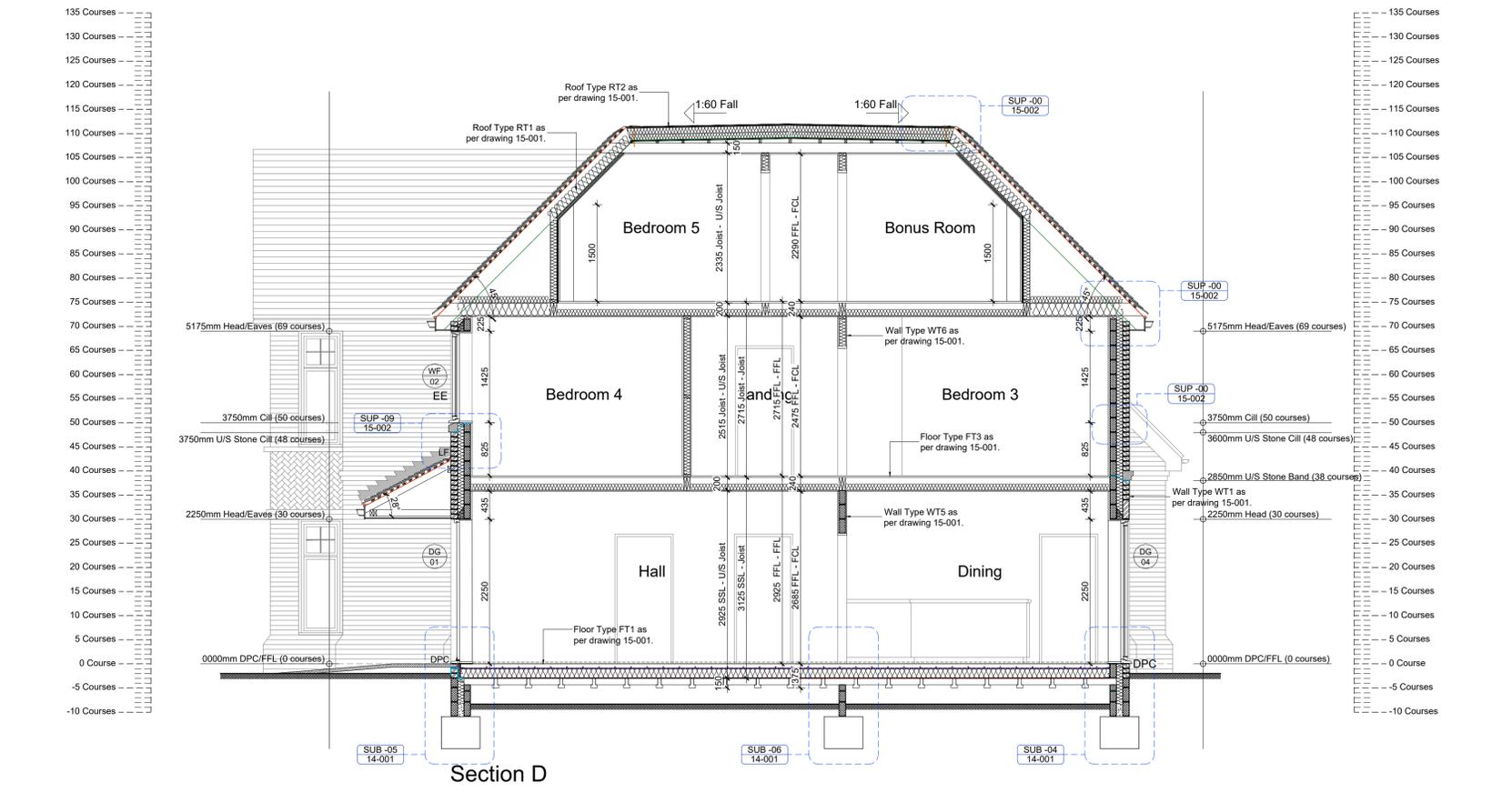


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**STAIRCASE CRITERIA - HOUSES**

GROUND TO FIRST FLOOR TOTAL RISE	= 2925 mm
15 No RISERS @	= 195 mm
14 No GOING @	= 235 mm
PITCH OF STAIRCASE @	= 40 °
OVERALL STRINGS TO BE	= 919 mm
FIRST TO SECOND FLOOR TOTAL RISE	= 2715 mm
14 No RISERS @	= 194 mm
13 No GOING @	= 235 mm
PITCH OF STAIRCASE @	= 40 °
OVERALL STRINGS TO BE	= 919 mm
Height to top of handrail/guarding	= 900mm min.
Ballusters to be	100mm clear spaced apart.
Min 2.0m clear headroom above stair pitch line	

PLEASE REFER TO DESIGN4STRUCTURES DRAWINGS FOR FULL STRUCTURAL DESIGN  
 PLEASE NOTE THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

Client:  
 JVB Construction/Bruckland Developments

Site Address:  
 50-52 Glebe Hyrst  
 South Croydon  
 Surrey  
 CR2 9JF

Description:  
 Sections C, D And E

Drawing Number: 21-049-12-002

Status: **PRELIMINARY**

Scale: 1:50 @ A1

Date: Sept 21

Drawn: DB

Checked: mjb

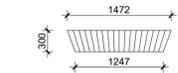
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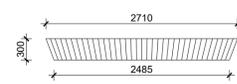
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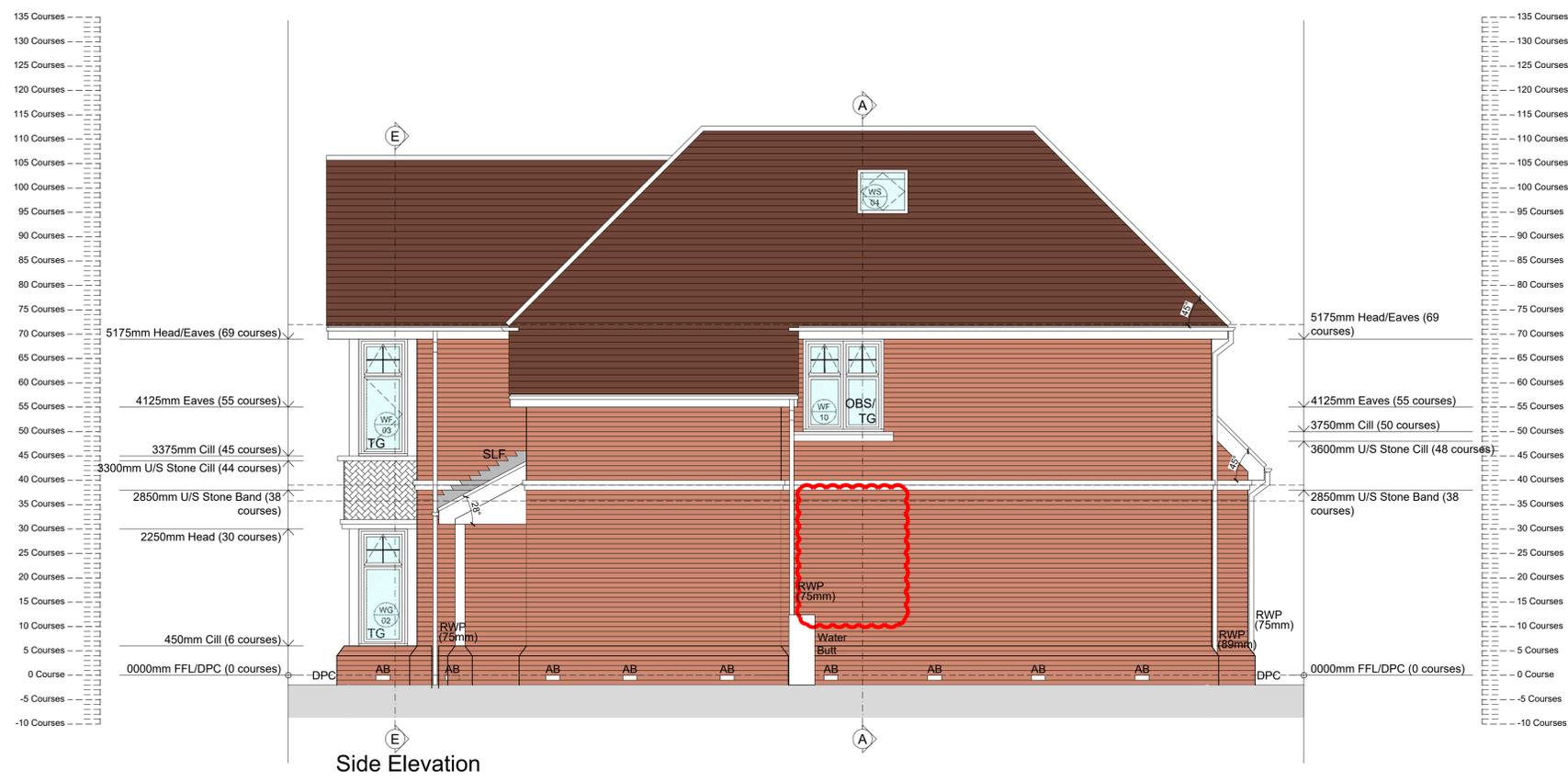
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WG01:  
Window Voussoir Detail



DG02:  
Garage Door Voussoir Detail



ELEVATION LEGEND			
RWP	Rainwater downpipe	BE	Bathroom extract taken to thru tile ventilator
TG	Toughened glass to BS6206 1981 and in accordance with approved document N	SVP	SVP's thru tile vent at head of drain run only, otherwise taken to durgo valve within roofspace. Refer to drainage layout.
LF	Lead flashing linked to cavity tray within wall construction	KE	Kitchen extractor ducted through to proprietary external airbrick or vent tile when located in tile hanging
DPC	Damp proof course set min 150mm above finished ground level	BE	Bathroom/Ensuite/Cloaks extractor ducted through to proprietary external airbrick or vent tile when located in tile hanging
OBS	Obscure glass to inner pane only		

PLEASE REFER TO DESIGN4STRUCTURES DRAWINGS FOR FULL STRUCTURAL DESIGN  
 PLEASE NOTE THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

Client:  
**JVB Construction / Bruckland Developments**

Site Address:  
 50-52 Glebe Hyrst  
 South Croydon  
 Surrey  
 CR2 9JF

Description:  
 Front & Side Elevations

Drawing Number: 21-049-13-001  
 Status: **PRELIMINARY**

Scale: 1:50 @ A1  
 Date: Sept 21  
 Drawn: DB  
 Checked: mjb



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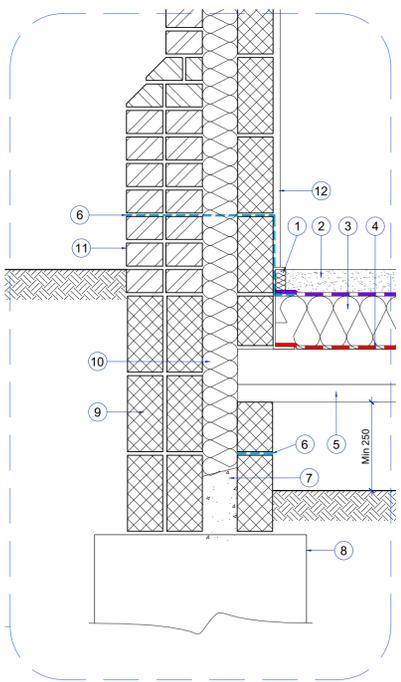
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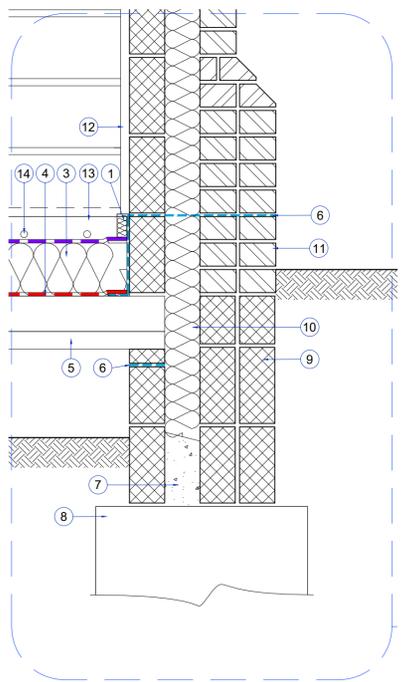


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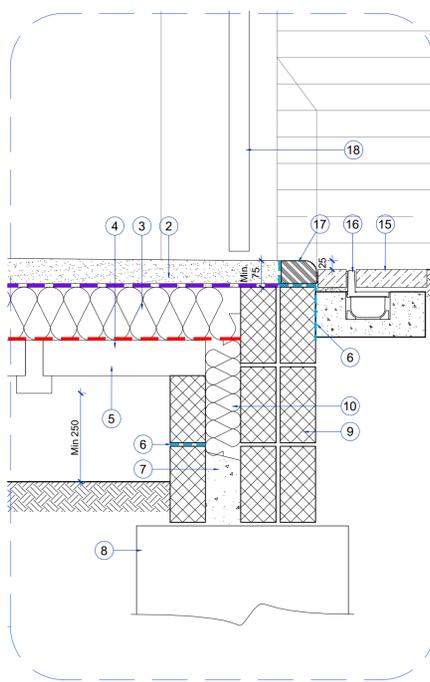
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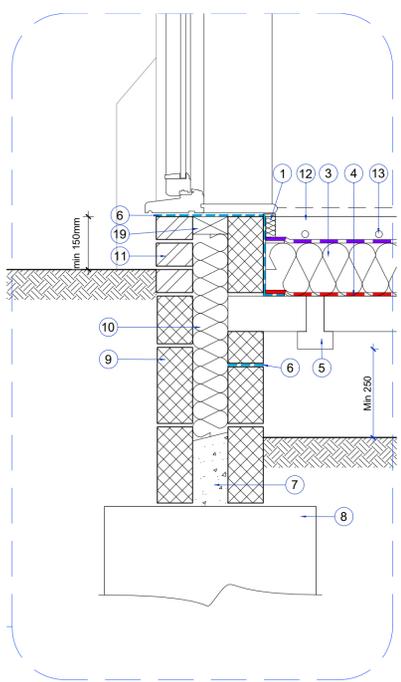
SUB-01:  
External Garage Wall



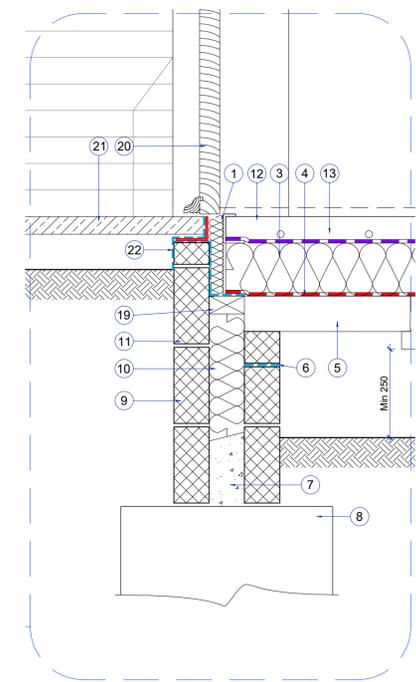
SUB-02:  
External Wall



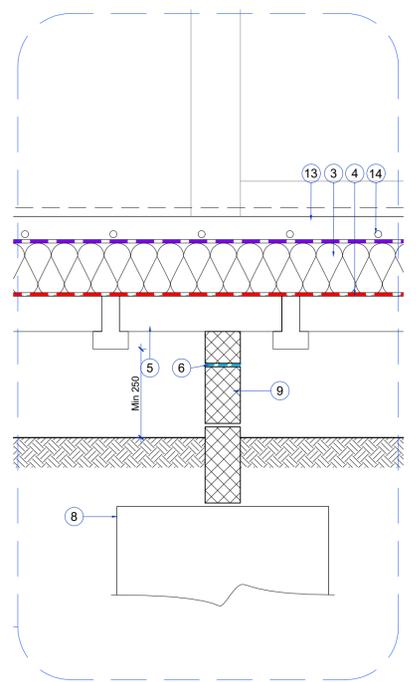
SUB-03:  
Garage Door Level Threshold



SUB-04:  
Stepped Door Threshold



SUB-05:  
External Door Level Threshold



SUB-05:  
Internal Wall

- 1 40mm perimeter insulation, min 'U' value of 1.52K/W.
- 2 Tapered screed (75-125mm thick) laid towards slot drains at front garage door thresholds [1:1] 3 cement/fine aggregate/course aggregate, incorporating Fibrecrete reinforcement). Over 500 gauge polythene separating layer (shown purple)
- 3 150mm Recticel Eurothane GP floor insulation.
- 4 Proprietary 1200 gauge polythene DPM, lapped over horizontal wall DPC with all joints sealed. Seals should also be provided to all service penetrations.
- 5 Beam and block floor system to specialist design.
- 6 Proprietary DPC (shown blue), Hylod or similar approved.
- 7 Lean mix concrete backfill to cavity, at least 225mm below lowest DPC level.
- 8 Foundations to structural engineers design and detail.
- 9 140 / 215mm Thermalite (o.s.a) lightweight blockwork internal skin (refer to specification for strength / density).
- 10 100mm cavity with 100mm DriTherm 32 (or equal approved) full fill insulation.
- 11 102.5mm facing brick to client spec.
- 12 15mm hardwall plaster (to manufacturers recommendations) with 3mm skim.
- 13 Floor finish zone (25mm), over 75mm sand cement floor screed, over 500 gauge polythene separating layer (shown purple).
- 14 Underfloor heating to M&E spec.
- 15 External finish (inc. bedding etc) to client / landscapers specification.
- 16 Slot drainage channel to threshold.
- 17 Bullnose brick paviour to create 25mm upstand at entrance to garage.
- 18 Proprietary garage door to client specification/manufacturers details
- 19 Proprietary insulated cavity closer, Type J or similar approved.
- 20 Proprietary windows and doors to manufacturers details. Front door to be Oak.
- 21 Part M compliant threshold.
- 22 Site formed DPC to door threshold, lapped with primary DPC / DPM within floor build-up.

PLEASE REFER TO DESIGN4STRUCTURES DRAWINGS FOR FULL STRUCTURAL DESIGN  
PLEASE NOTE THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

Client:  
JVB Construction / Bruckland Developments

Site Address:  
50-52 Glebe Hyrst  
South Croydon  
Surrey  
CR2 9JF

Description:  
Substructure Details

Drawing Number: 21-049-14-001

Status: **PRELIMINARY**

Scale: 1:10 @ A1

Date: Sept 21

Drawn: DB

Checked: mjb

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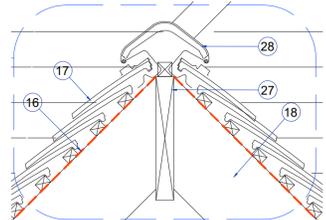
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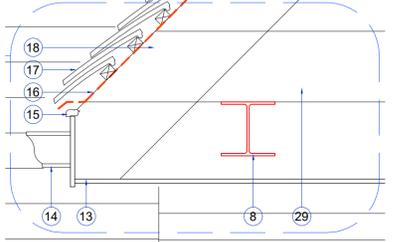


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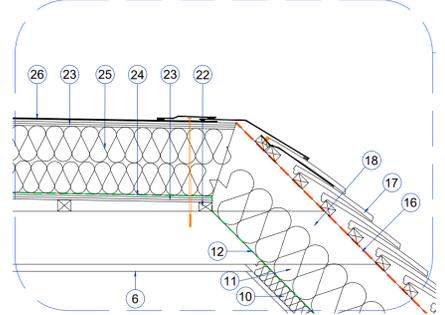
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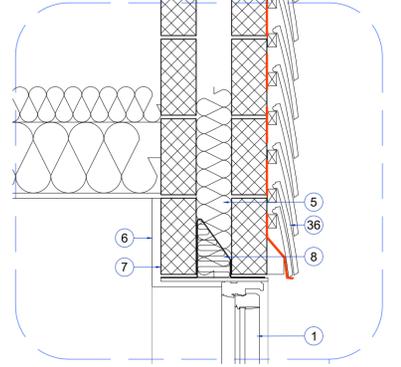
SUP-06:  
Ridge Detail



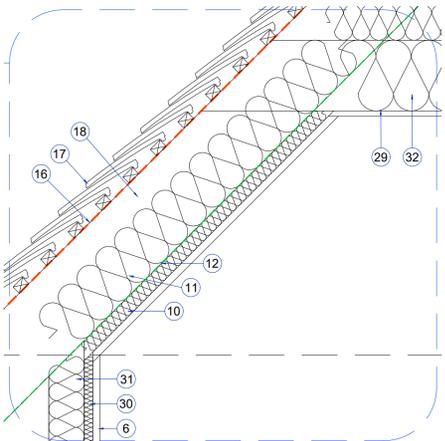
SUP-07:  
Floating Eaves Detail



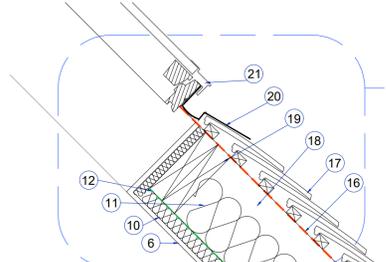
SUP-05:  
Flat Roof Edge Detail



SUP-02:  
Tile Hanging Detail

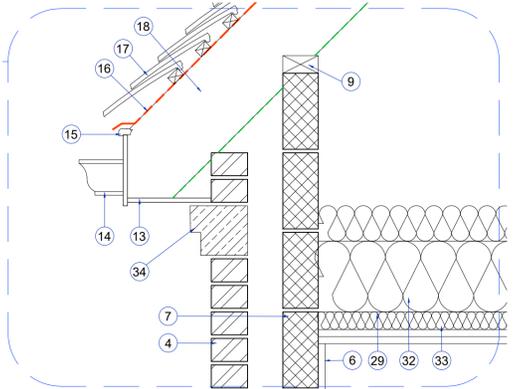


SUP-08:  
Pitched Roof Detail

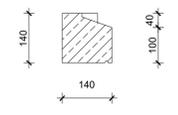


SUP-04:  
Velux Detail

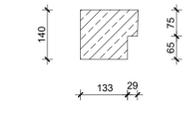
- 1 Proprietary white uPVC windows and doors to manufacturers details. Front door to be Oak.
- 2 Proprietary insulated cavity closer, Type J or similar approved.
- 3 102.5mm facing brick to client spec.
- 4 Stone Cill
- 5 100mm cavity with 100mm DriTherm 32 (or equal approved) full fill insulation.
- 6 15mm hardwall plaster (to manufacturers recommendations) with 3mm skim.
- 7 100 / 140mm Thermalite (o.s.a) lightweight blockwork internal skin (refer to specification for strength / density).
- 8 Beam/Lintel to S.E. details
- 9 Wall Plate
- 10 40mm Recticel Eurothane GP insulation below rafters.
- 11 150mm Recticel Eurothane GP insulation between rafters.
- 12 Proprietary vapour control layer (shown green) installed in accordance with manufacturers instructions.
- 13 White UPVC fascia / soffit. Fixing to manufacturers recommendations.
- 14 Min. 100mm (Ogee) guttering fixed to manufacturers specifications with min. 1:200 fall to outlets.
- 15 Over fascia vent - FV100 by Glidevale or similar approved
- 16 Kingspan nilvent o.s.a breather membrane (shown orange) (min 150mm laps).
- 17 Phalempin 17x27 weathered plain tiled roof finish to client spec on treated softwood battens (lap of tiles and fixing to comply with exposure and pitch of roof in accordance with manufacturers specification). Any tiled roof noted as below 35 degrees to have Permavent Plain Easy roofing underlay system installed in accordance with manufacturers details and recommendations.
- 18 Rafters to S.E. details
- 19 Roof window trimming timber to SE details
- 20 Flashing kit (Velux o.s.a) installed to manufacturers instructions.
- 21 Roof window (Velux o.s.a) installed to manufacturers instructions.
- 22 Treated timber firrings laid at min. 1:60 falls towards outlets.
- 23 18mm OSB3 deck.
- 24 Proprietary vapour control layer (shown green) installed in accordance with manufacturers instructions.
- 25 190mm Eurothane Eurodeck insulation to flat roof.
- 26 Sarnafil (o.s.a) single ply membrane, bonded to substrate.
- 27 Ridge beam to S.E details
- 28 Dry vented ridge tiles (to suit pitch) fixed in accordance with manufacturers details with 5mm continuous air gap
- 29 Ceiling Joists to S.E details
- 30 Additional 25mm Recticel Eurothane PL insulation to inside face of stud wall
- 31 100mm acoustic roll insulation between studs.
- 32 300mm Mineral Wool insulation between & above joists over garage
- 33 Provide additional 50mm Recticel insulation below the first floor joists over garage with fire resistant plasterboard
- 34 Stone Band
- 35 Code 4 lead min 150mm upstand
- 36 Plain tile hanging, fixed to 19x38mm battens.



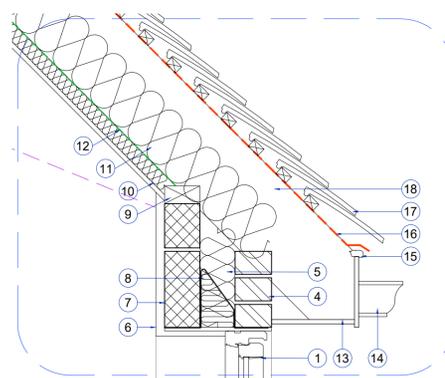
Brick Cill Detail



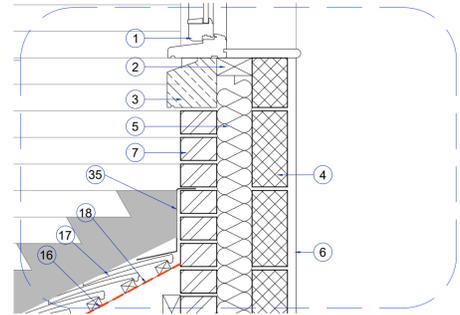
SUP-09:  
Garage Eaves Detail



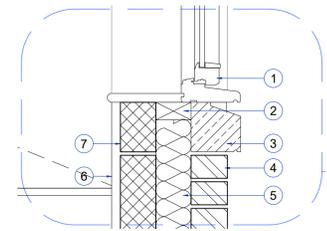
Brick Band Detail



SUP-03:  
Head/Eaves Detail



SUP-10:  
Porch Roof Abutment & Cill Detail



SUP-01:  
Stone Cill Detail

work in progress  
 08-10-2021

PLEASE REFER TO DESIGN4STRUCTURES DRAWINGS FOR FULL STRUCTURAL DESIGN  
 PLEASE NOTE THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

Client:  
 JVB Construction / Bruckland Developments

Site Address:  
 50-52 Glebe Hyrst  
 South Croydon  
 Surrey  
 CR2 9JF

Description:  
 Superstructure Details

Drawing Number: 21-049-15-002

Status: **PRELIMINARY**

Scale: 1:10 @ A1

Date: Sept 21

Drawn: DB

Checked: mjb

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