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FOR SALE

**FREEHOLD CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY
LORD NAPIER, 111 BEULAH ROAD, THORNTON HEATH CR7 8JG**

DESCRIPTION

The site comprises a two-storey building extending to a Gross Internal Area of approximately 3,886 sq ft (361 sq m), formerly used as a pub, with a garden to the side and rear of the property.

The site extends to an area of approximately 0.14 acres (0.06 hectares).

LOCATION

The site is located on Beulah Road, Thornton Heath, at the junction with Bensham Grove.

The immediate surrounding area is typified by residential properties, the property is situated opposite Beulah Junior School and a tertiary retail parade is situated south of the property on Beulah Road.

Thornton Heath Railway Station is located 0.4 miles from the property, providing services to London Bridge, London Victoria, East Croydon and Epsom Downs.

The property lies within the administrative area of the London Borough of Croydon.

TENURE

The property is held under freehold title number SY36907.

VAT

We understand the property not elected for VAT.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

PLANNING PERMISSION

Planning permission was granted on the 12th Decemebr 2017 for the 'Demolition of existing public house: erection of three/four-storey building, with extended basement floor, to provide a pub use at ground floor and basement levels and, 1 one bedroom and 6 two bedroom flats , on the upper floors: provision of associated car parking, amenity, cycle and refuse stores.' (REF: 17/05072/FUL). The planing has been implemented.

ACCOMMODATION SCHEDULE

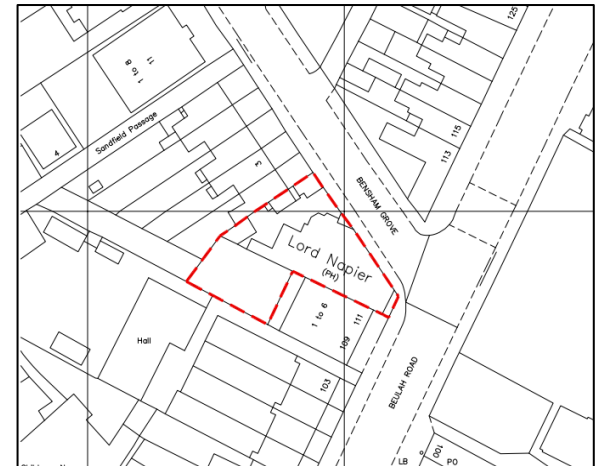
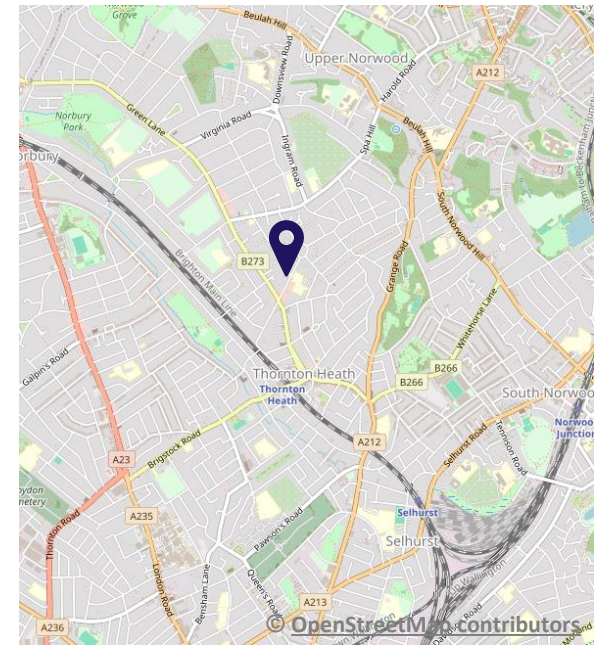
| UNIT | BED | SIZE (SQ M) | SIZE (SQ FT) |
|------|------|-------------|--------------|
| PUB | N/A | 212 | 2,282 |
| 01 | 2B4P | 74.10 | 798 |
| 02 | 2B3P | 66.30 | 714 |
| 03 | 2B4P | 79.90 | 860 |
| 04 | 1B2P | 57.30 | 617 |
| 05 | 2B3P | 66.30 | 714 |
| 06 | 2B4P | 79.90 | 860 |
| 07 | 2B4P | 105 | 1,130 |

PRICE

Offers are invited in excess of **£550,000** for the freehold interest with vacant possession.

DATA ROOM

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/30840/Lord-Napier-111-Beulah-Road-Thornton-Heath-Surrey-CR7-8JG>



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