



SITUATION

Located within this residential area close to the junction with Lancaster Road and conveniently situated to the shopping facilities in the High Street and Norwood Junction Mainline Station.

South Norwood lies approximately 10 miles south-east of central London.

PROPERTY & ACCOMMODATION

An irregular shaped piece of land which includes a Garage on the area coloured red on plan.

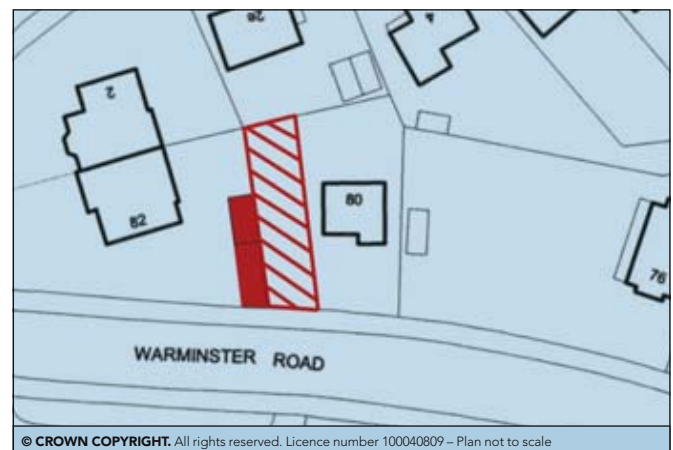
Frontage 31'9"
Depth 49'2" increasing to 80'4"
Area Approx 2,279 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: The land coloured red is registered to the Vendors and will be transferred. The area hatched red is unregistered, but the Vendors believe that they hold possessory title to it. A caution against first registration has however been placed on the unregistered land, but the Vendors will provide a statutory declaration to support their possessory title to the unregistered land.

Note 2: There may be potential for residential development on the land, subject to obtaining the necessary consents. Contact the Planning Department at the London Borough of Croydon – 020 8726 6800.



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**Land (plus garage) with
Development Potential**

The Surveyors dealing with this property are
STEVEN GROSSMAN and **JOHN BARNETT**



JOINT AUCTIONEERS
MERJS Chartered Surveyors, 8/10 Hallam Street,
London W1W 6NS. Tel: 020 7079 3973. ef: M. Bailey, Esq

VENDOR'S SOLICITORS
Thomson Snell & Passmore – Tel: 01892 510 000
Ref: Ms Sarah Easton – Email: sarah.easton@ts-p.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £250 (including VAT) upon exchange of contracts