

Land adjacent to  
1 Riddlesdown Avenue  
Purley  
Surrey, CR8 1JH

**Pollard Machin**  
estate agents since 1885

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## Offers in excess of £275,000

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## DEVELOPMENT PLOT WITH PLANNING PERMISSION TO CONSTRUCT A BEAUTIFUL NEW 3/4 BEDROOM DETACHED PROPERTY

PLANNING GRANTED: App 23/01613/FUL: Demolition of existing side extension and garage, erection of a two-storey dwelling with raised rear patio, and on-site parking provision for both houses.

The site is cleared and is ready to proceed in accordance with the Grant of Planning and the usual Building Control requirements.

The site is located on Riddlesdown Avenue which is a quiet and leafy residential road within reach of both Purley and Riddlesdown stations which offer easy access to London, Brighton and East Grinstead together with a number of bus services to the surrounding area.

Purley Town Centre and Sanderstead High Street are both close by and offer a wealth of shops, restaurants, pubs, local health, leisure clubs. Open green space close by includes Riddlesdown Common, Farthing Downs, Kenley Common and Kenley Airfield.

Purley and its surrounding area is known for its excellent state and private schools, including John Fisher School, Laleham Lea Primary School, Oakwood School and Riddlesdown Collegiate.

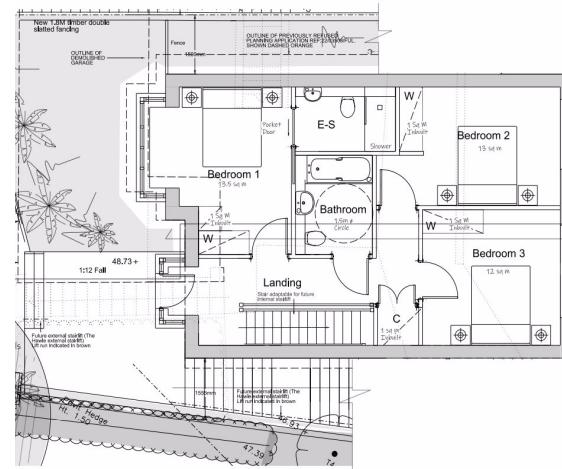


**KEY**

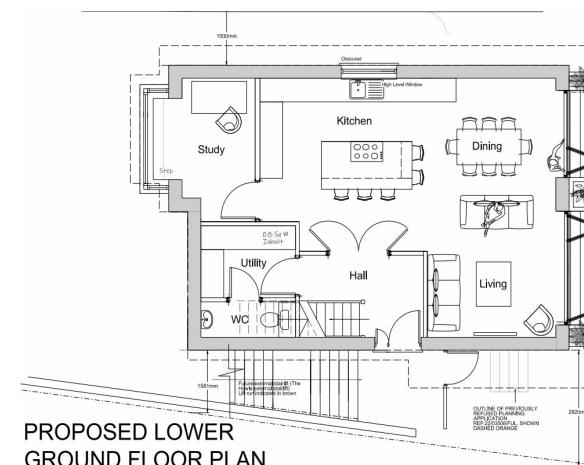
 EXISTING STRUCTURE  
DEMOLISHED

 PROPOSED STRUCTURE

 OUTLINE OF PREVIOUSLY REFUSED PLANNING  
APPLICATION REF:22/03508/FUL.



PROPOSED GROUND FLOOR PLAN



PROPOSED LOWER  
GROUND FLOOR PLAN

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



**Viewings Strictly by Appointment Only**

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