



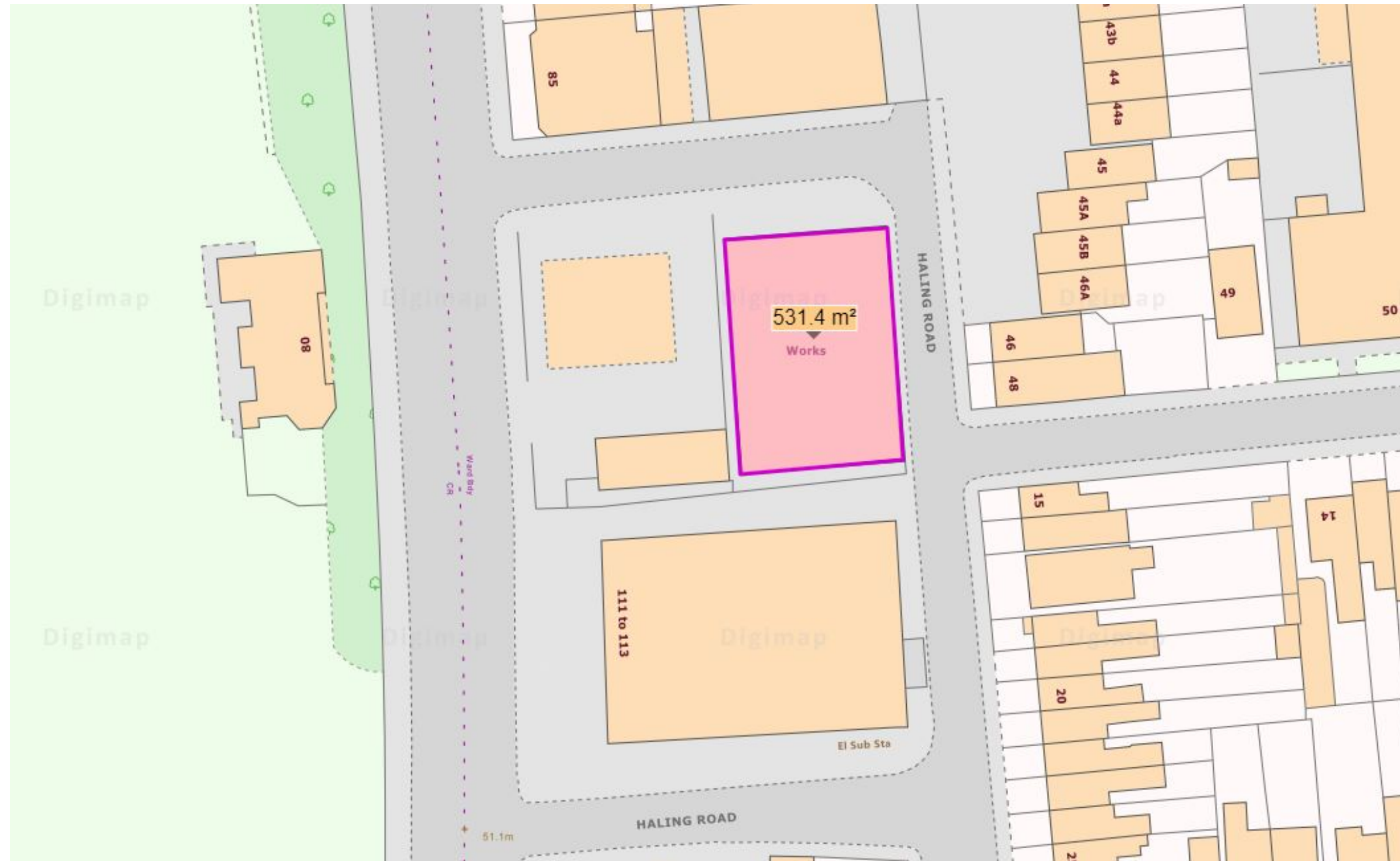
40 Haling Road, South Croydon, CR2 6HS

FOR SALE Offers in Excess of £1,750,000

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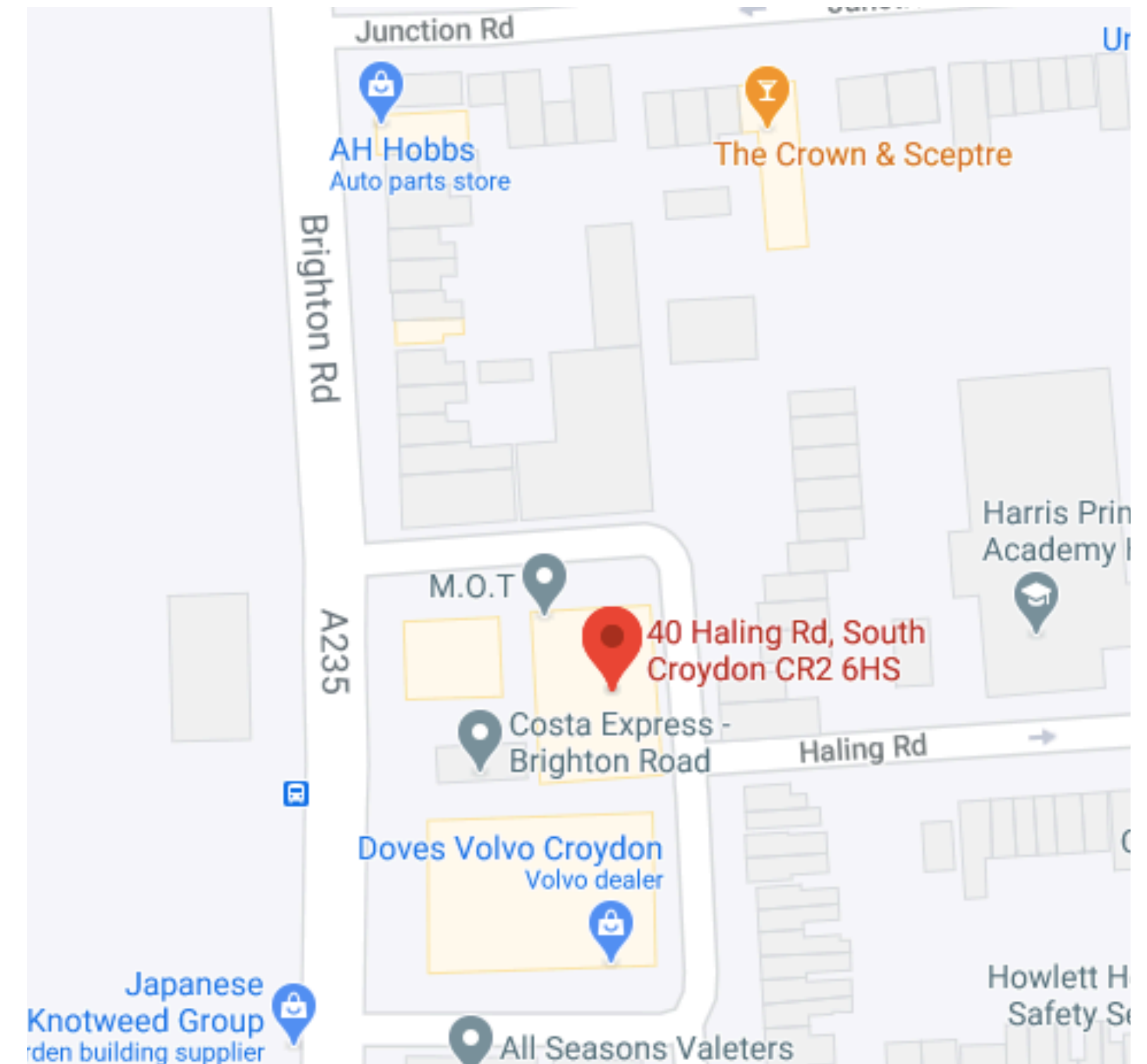
DESCRIPTION

A MOT Garage that sits on the rear of Haling Road situated just 3 minutes from South Croydon Station. Site occupies a footprint of circa 531.4 square metres.



PLANNING

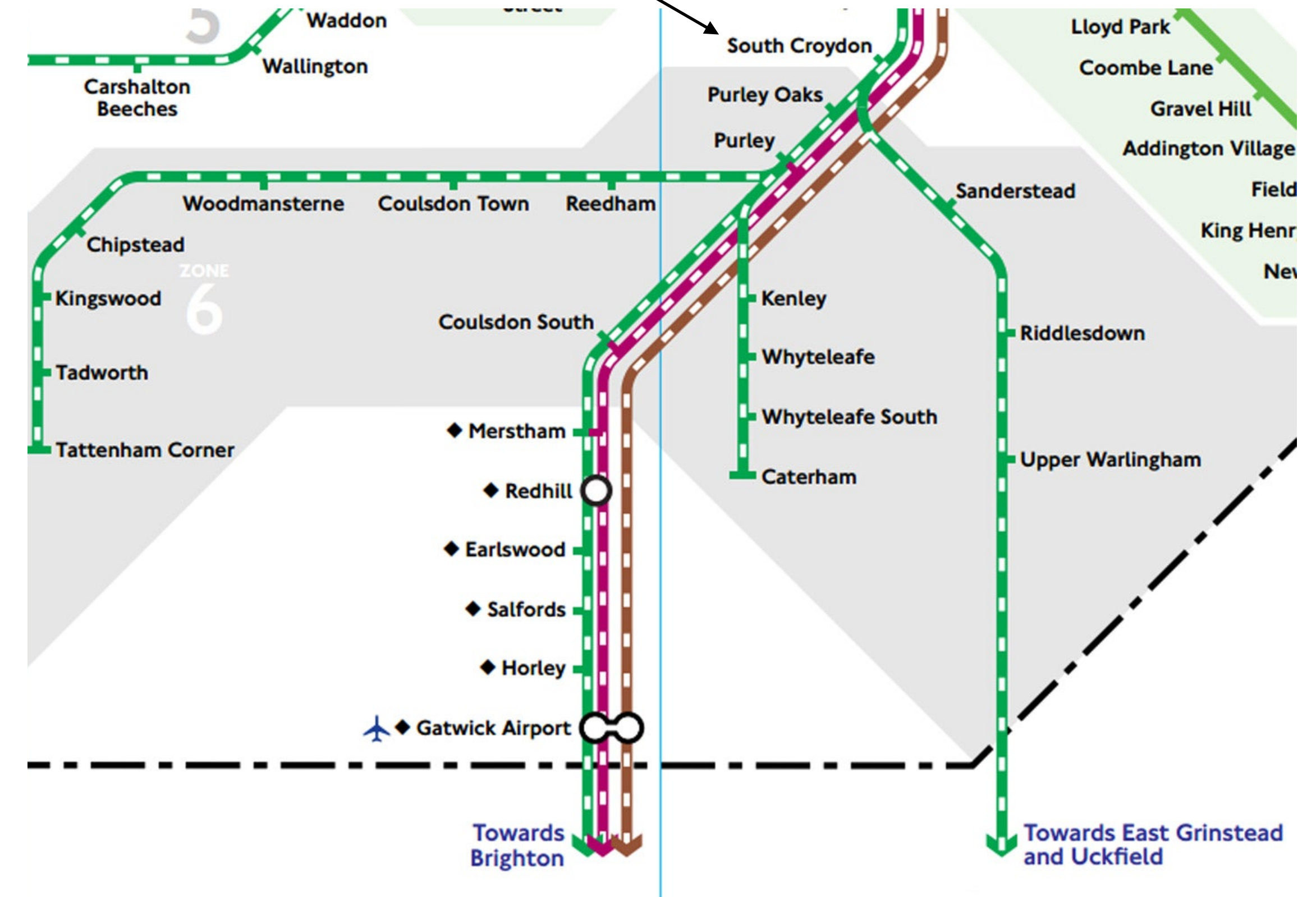
The site has not had any planning application submitted for development purposes in the past.





LOCATION

Located in the sought after area of South Croydon, close to South Croydon Station and Purley Way Playing Fields.



CROYDON REGENERATION



Croydon is pushing forward with a regeneration programme worth more than £5.25bn and is a place full of potential for growth. Croydon offers a choice of modern offices, business parks, industrial units, retail centres and development sites strategically located across the borough. The economic heartland of south London will soon become a thriving, must-visit destination not just within the UK, but in Europe. The investment focuses on improvements to Croydon's streets, squares and open spaces, and on supporting new and existing businesses. The work builds on Croydon's Opportunity Area Planning Framework which sets out a 20 year vision for Croydon's future and complements the Croydon Partnership proposals for the Whitgift Centre so that existing businesses can benefit from increased footfall in the town centre. This will put Croydon in a strong position to optimise growth and jobs, making it a place where people want to live, work, socialise and invest.

CROYDON IS THE MIX OF OLD AND NEW

Surrey Street Market

Croydon Town Centre is home to Surrey Street Market, one of the oldest known streets markets in Britain, which has been trading since 1276. By popular demand and following the completion of a £1.1 million refurbishment, Surrey Street's popular Sunday market is back and is hosting a new programme of weekly events alongside its regular market offer.



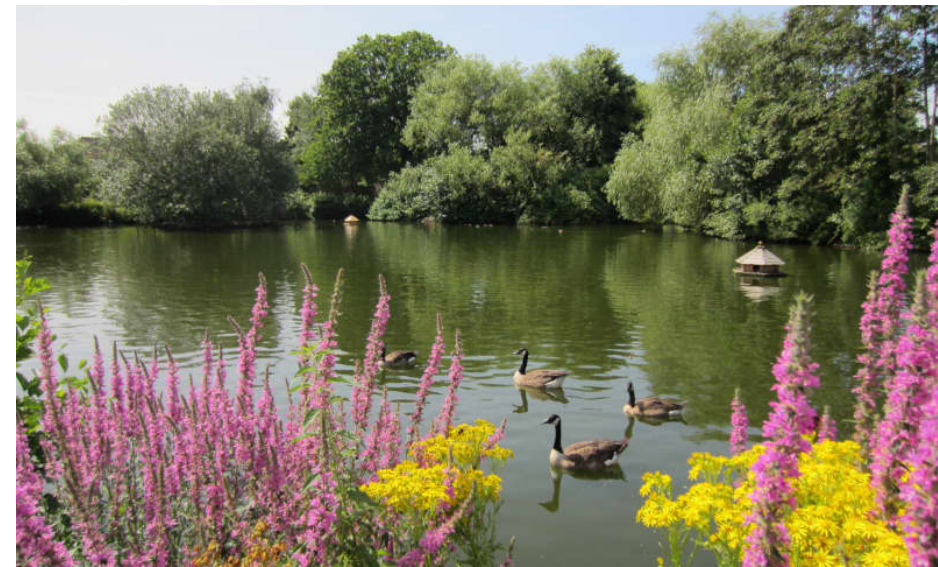
Croydon Minster

Croydon Minster has a long and distinguished history. It is believed to have been founded in Saxon times, since there is a record of "a priest of Croydon" in 960, although the first record of a church building is in *Domesday Book* (1086).



Fairfield Halls

Is an arts, entertainment and conference centre located in Croydon, London. It opened on 2 November 1962 and contains a theatre and gallery, and the large concert hall has been regularly used for BBC television, radio and orchestral recordings.



Millers Pond

Millers Pond is a 4 acre park which was originally part of Spring Park Farm and was acquired by Croydon Council in 1934. It was named after the last family to work the farm. The pond was the largest of three ponds. The park is surrounded by residential houses and the main entrance to it is in Shirley Way.



Whitgift Shopping Centre

The Whitgift Centre is a large shopping centre with a variety of retail shops and office development in the centre of Croydon, London, opened in stages between 1968 and 1970. You will find restaurants and bars inside also. The centre comprises 1,302,444 sq ft of retail space.



Shirley Windmill

One of only four windmills open to the public in Greater London, Shirley Windmill is a Tower Mill, built in 1854 by Richard Alwen to replace an earlier (1808) timber post-mill on this site, lost by fire. It ceased working in about 1890, but most of the original machinery, including its two pairs of millstones, is still in place, and has recently been restored, so there is a lot to see.

The Museum of Croydon

The Museum of Croydon is a museum located within the Croydon Clocktower arts facility in Central Croydon, England. It showcases historical and cultural artefacts relating to the London Borough of Croydon and its people.



Croydon Airport Visitor Centre

Croydon Airport Visitor Centre micro-museum located in Airport House, Purley Way, Croydon CR0 0XZ. It tells the story of Britain's first major international airport through World War I, Imperial Airways and BOAC, record-breaking flights by the likes of Amy Johnson and other, the Battle of Britain and much, much more.



Boxpark Croydon

Boxpark Croydon is bigger much bigger than its Shoreditch sibling, with a supersized dining area, but its best asset is the warm community feel. Music helps that vibe we wouldn't expect anything less from the town.

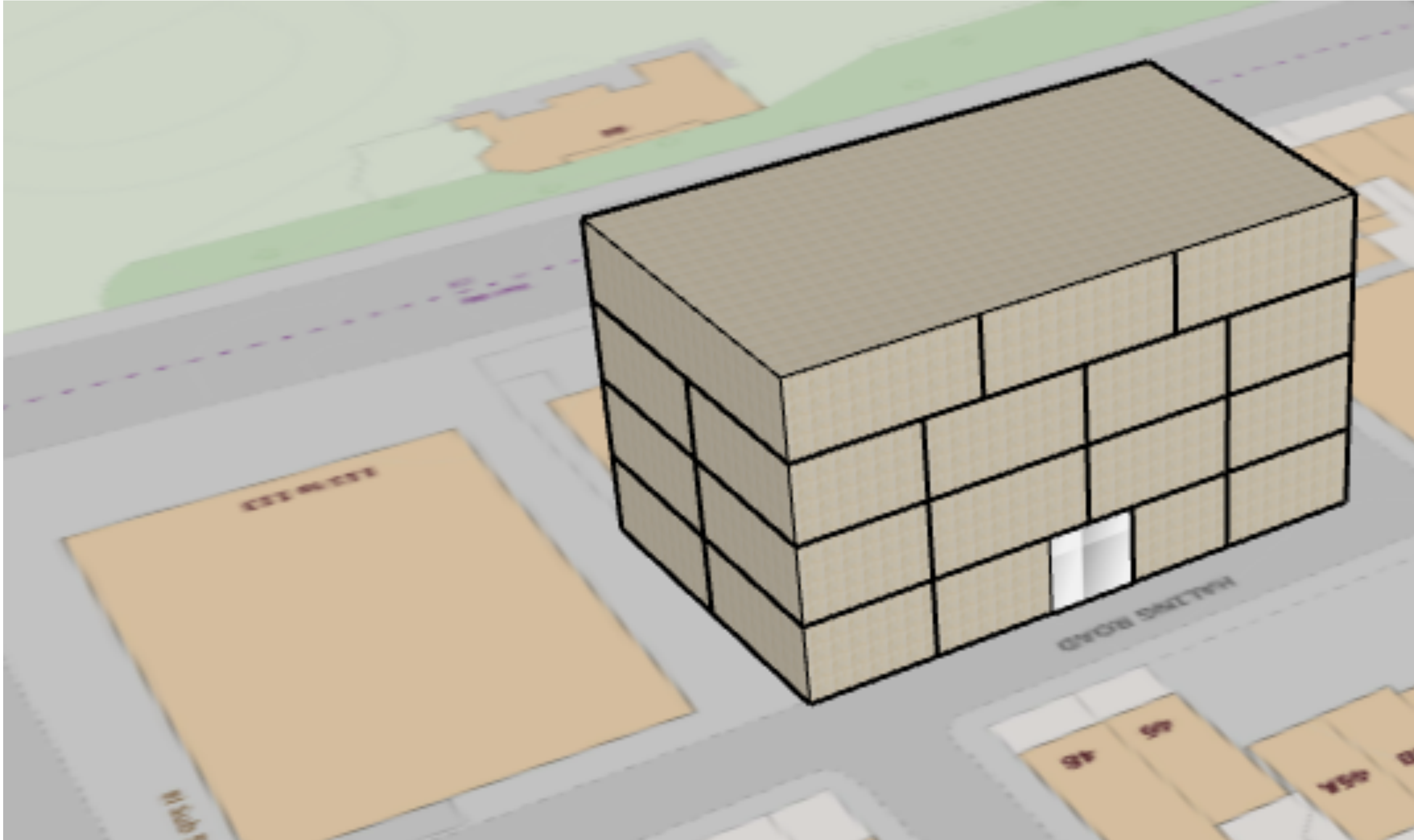


Wandle Park Croydon.

Relax next to the river at this peaceful Croydon park, which hosts a great programme of events during the summer months.

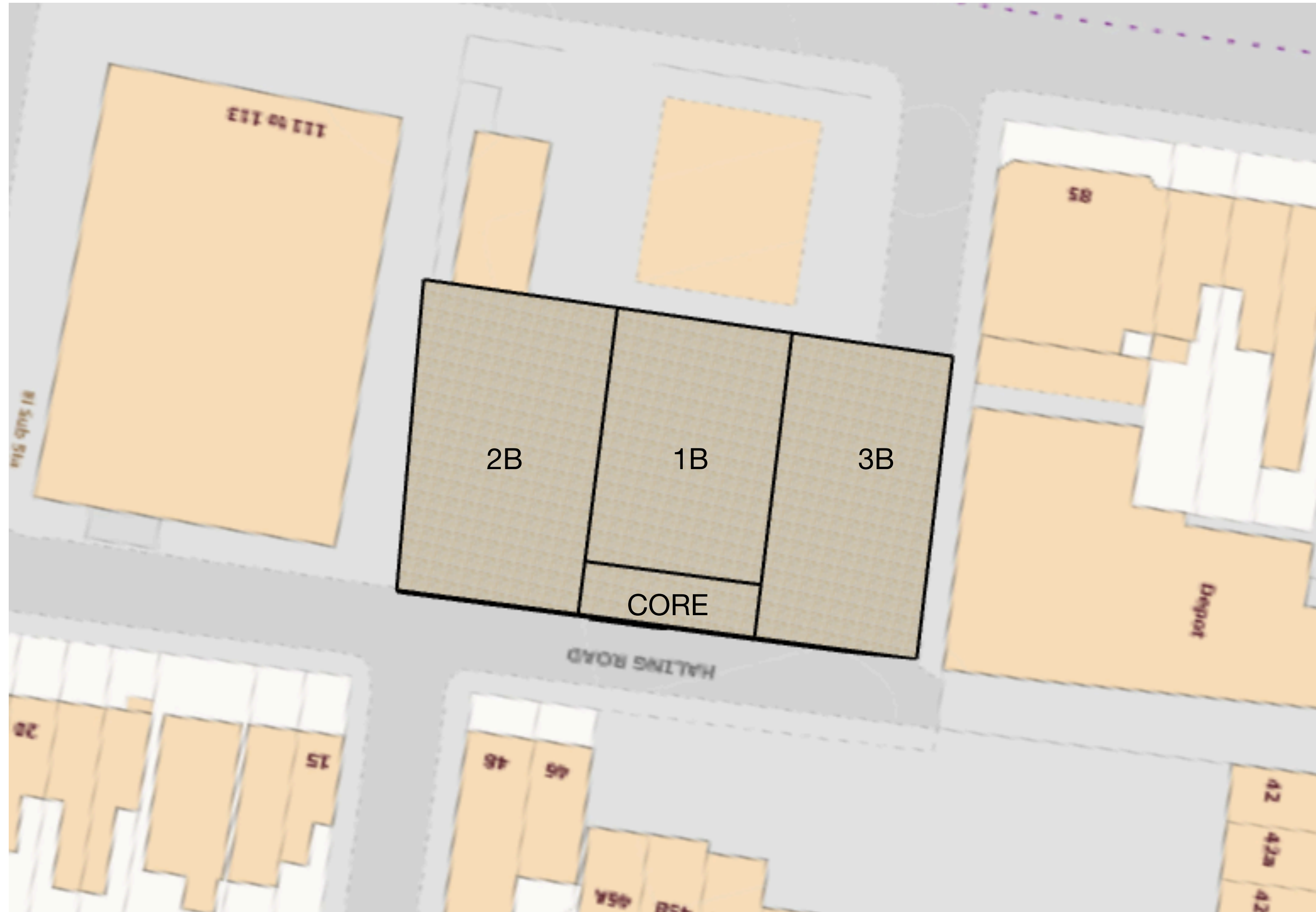


PROPOSED FEASIBILITY BLOCK PLAN



| Floor | Units |
|-------|-------|
| G | 8 |
| 1 | 8 |
| 2 | 8 |
| 3 | 4 |

PROPOSED FEASIBILITY FLOOR PLAN



| Bedrooms | No |
|----------|----|
| 1 | 9 |
| 2 | 10 |
| 3 | 9 |

Terms and Price:

Conditional and Unconditional offers in excess of £1,750,000

VAT:

We understand the property is NOT elected for VAT.

Viewings:

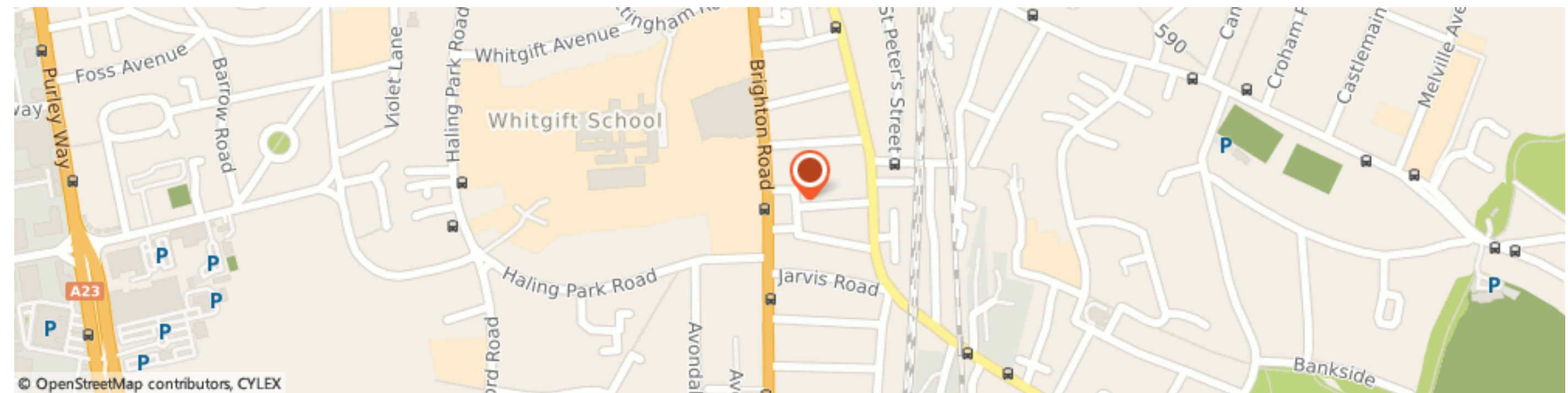
Strictly via Samson Property Consultants.

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