



TERRACOTTA
PROPERTY



CLIFFORD ROAD CAR PARK | SE25 5JH

Freehold Interest in a Car Park of Particular Interest to Residential Property Developers



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DESCRIPTION:

A broadly level and regular shaped site that is located on Clifford Road in South Norwood. Access is via the undercroft entrance to Poets Court.

Currently it is used as a public pay and display car park and is fenced but not gated. Mains services connections are available.

KEY FEATURES:

-  Residential location in South Norwood.
-  Approximately 26 car park spaces.
-  Within close proximity of Norwood Junction Railway Station.
-  Ideally situated for access to local amenities.
-  Development opportunity.

LOCATION:

Clifford Road Car Park is situated in South Norwood on Clifford Road, a residential area with easy access to amenities and Norwood Junction station. The railway station is serviced by Thameslink and Southern trains with regular connections to London Bridge and London Victoria.



SITE AREA:

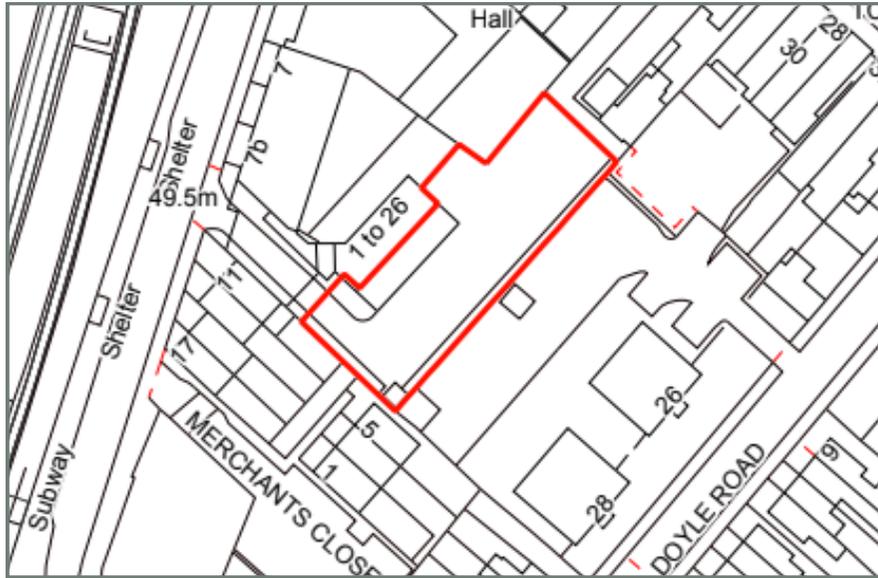
The premises have an approximate site area of 793 sqm.

All dimensions and measurements are approximate, however, they have been taken by a RICS Registered Valuer and adhere to the RICS Code of Measurement Practice.



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SITE PLAN:



TENURE:

The land was formerly part of a lease and lease back from the owner of the adjacent Poets Court flats but the title of the subject land was subsequently varied.

The lease still reserves a right of access to/from the land through the block from Clifford Road and this benefit will be transferred.

RESIDENTIAL DEVELOPMENT OPPORTUNITY:

The site is considered to have potential, subject to planning consents, for residential development.

Our investigations suggest that there could be scope for a new block of 4-storeys or more at the northern end of the site, providing up to 1,000 sqm of residential accommodation.

The site's location close to South Norwood station allows for continued use as a car park. Prospective buyers should however make their own enquiries.

METHOD OF SALE:

The Council's Freehold Interest is offered with vacant possession. We are expecting offers in excess of **£150,000**.

Tenders are invited for an unconditional base offer plus optional additional overage payment with trigger determined by bidders.

The site will be sold by informal tender. The last time for receipt of offers will be 5pm on 30th April 2025. All offers must be received via our [online form](#).



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VIEWING:

The car park is publicly accessible. Contact us for further information. Offers must be submitted on our standard form. Scan our QR code to view the data room.



Charlie Crocker

agency@terraccottaproperty.com

0207 167 3352

www.terraccottaproperty.com



Olivia Gabriel

agency@terraccottaproperty.com

0207 167 3352

www.terraccottaproperty.com

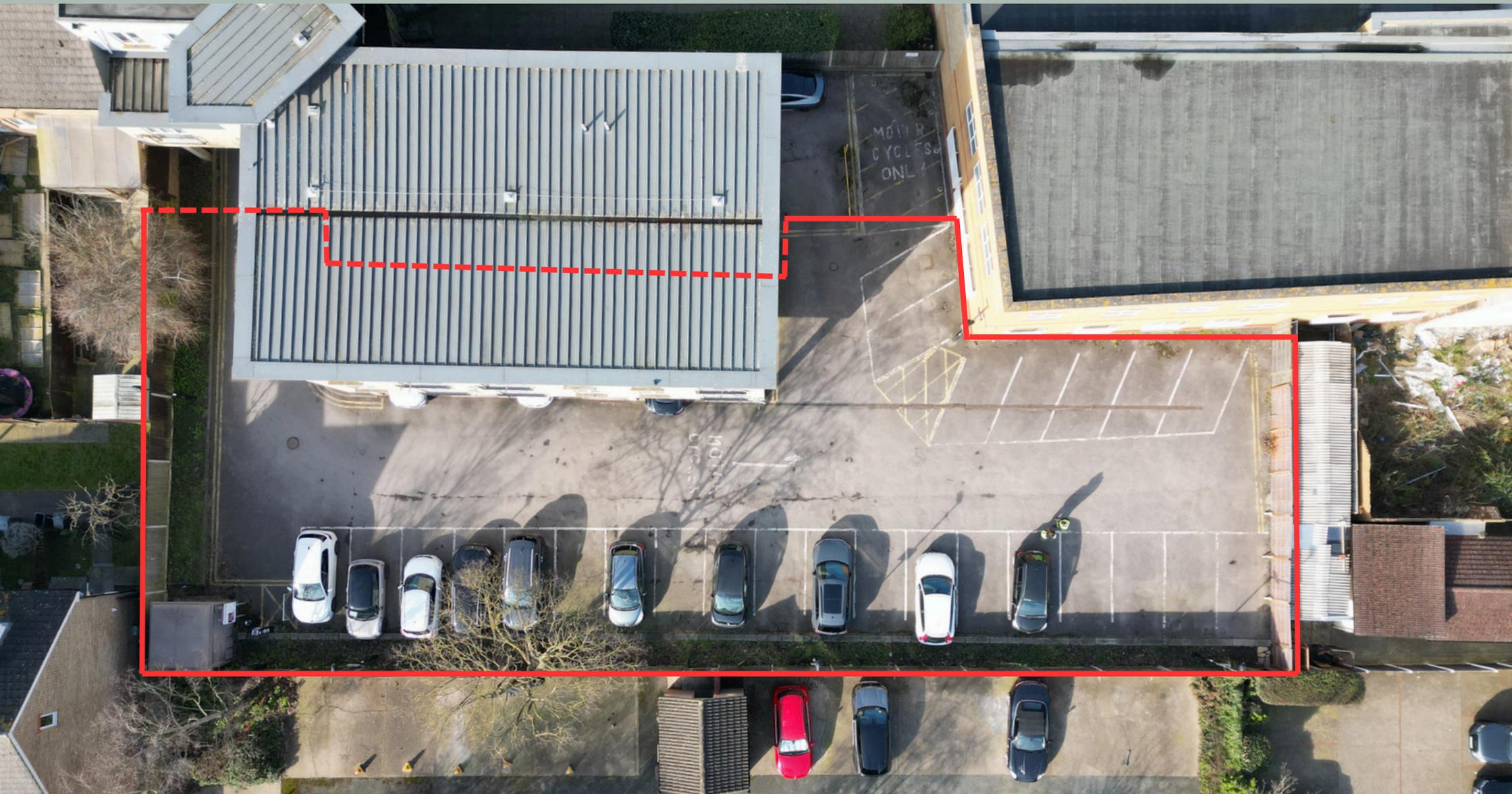


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