



TERRACOTTA  
PROPERTY



PAVILLION NO. 3 PURLEY WAY | CR0 4RS

Freehold Interest in a Leisure/Roadside Development Opportunity



# TERRACOTTA PROPERTY

## DESCRIPTION:

A broadly level and regular shaped site with access to and from the southbound carriageway of the A23. There is currently a single-storey sports pavillion on the site which is separated by an earth bund from the adjacent Purley Way Playing Fields.

## KEY FEATURES:

-  Located near South Croydon.
-  Off-road parking and sports pavillion.
-  Positioned on the A23.
-  Looks out over Purley Way Playing Fields.
-  Development opportunity.

## LOCATION:

What 3 Words: [///future.plant.matter](#)

The site is prominently located fronting the east side of the A23, north of Purley, to the south of Croydon Aerodrome. The location is served by local buses. South Croydon and Purley stations are equidistant.



## SITE AREA:

The premises have an approximate site area of 0.34 acres.

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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## DEVELOPMENT OPPORTUNITY:

The site is considered to have potential, subject to planning, for a variety of leisure and roadside uses such as car wash, EV charging, outdoor advertising, food and catering facilities.

Prospective buyers should make their own enquiries.

**NB:** The Council will reserve a limited/occasional right of access across the site for grounds maintenance vehicles serving the adjacent sports playing fields.

## VIEWING:

The site 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.



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## METHOD OF SALE:

The Council's Freehold Interest is offered with vacant possession. We are expecting offers in excess of **£100,000**.

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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