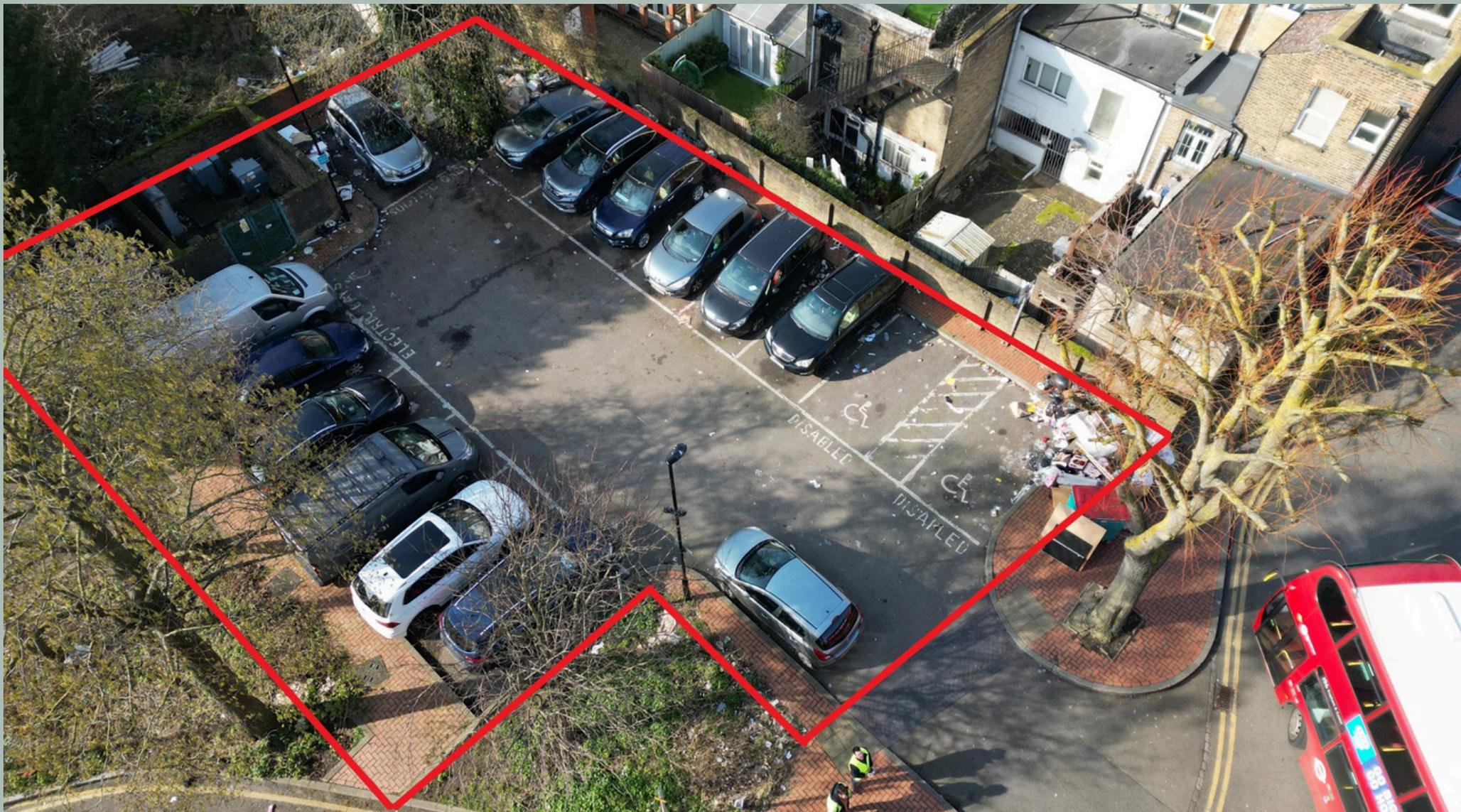




TERRACOTTA
PROPERTY



BELGRAVE ROAD CAR PARK | SE25 5AL

Freehold Interest in a Car Park of Particular Interest to Developers



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DESCRIPTION:

A broadly level and regular shaped site that is located on Belgrave Road in South Norwood. It is just minutes' walk from South Norwood High Street where are a variety of local amenities.

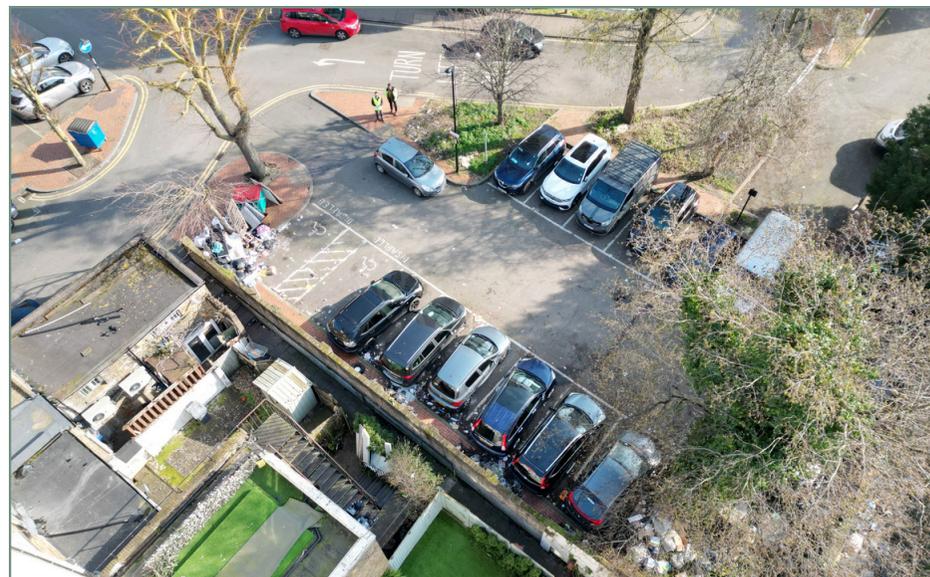
Currently it is used as a pay and display public car park. There is an electric substation to the rear of the site which is leased to South Eastern Power Networks Plc.

KEY FEATURES:

-  Mixed use location in South Norwood.
-  Approximately 15 car park spaces.
-  Within close proximity of Norwood Junction Railway Station.
-  Ideally situated for access to local amenities.
-  Development opportunity.

LOCATION:

The site is located on the west side of Belgrave Road, close to the junction with Grosvenor Road, in South Norwood. It is within walking distance of Norwood Junction station which provides access to London Bridge within 12 minutes. The area is also served by numerous bus routes providing convenient connections to the City and wider south-eastern London area. A variety of local amenities can be found within the immediate surrounding area.



SITE AREA:

The premises have an approximate site area of 443 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:

Freehold.

The electricity substation at the rear of the site is leased to South Eastern Power Networks Plc for a term of 80 years from 25 December 1963 at a peppercorn ground rent.

DEVELOPMENT OPPORTUNITY:

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

Our investigations suggest that there could be scope for the development of a new block of up to to 4-storeys or alternatively for open storage or commercial development. Interested parties should make their own planning enquiries.

The site's location within the centre of Norwood Junction could allow for continued use as a car park.

METHOD OF SALE:

The Council's Freehold Interest is offered with vacant possession. We are expecting offers in excess of **£200,000**.

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 23rd June 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

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www.terraccottaproperty.com



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