

# 92 - LAND TO THE EAST OF WITHERBY CLOSE AND WEST OF CAMPDEN ROAD, CROYDON, CR0 5SR

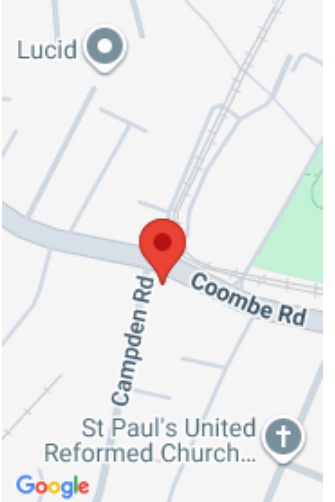
<https://palaceauctions.com>

114 Campden Rd,  
South Croydon,  
Croydon CR2 7EP,  
UK



Site Location, Historical Context, and Neighbourhood The subject property is a linear parcel of land extending to approximately 4,484 square metres (1.1 acres), situated between Witherby Close (CR0 5SU) and Campden Road, within the CR0 5SR postcode sector of Croydon. The land lies in a predominantly residential area on the southern edge of East Croydon, [...]

- land, land and development
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- for sale by auction
- 4484.1 m<sup>2</sup>



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## Category

**Apartments:** no

**Off market property:** no

**House:** no

**Investment property:** yes

**Commercial property:** yes

**Other Real estate:** yes

**Value add opportunity:** yes

**Land:** yes

**Land with Development:** yes

**HMO investment:** no

**Hotels and apartment hotels:** no

**Mixed commercial and Resi:** no

**Below Market value:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** Exceptional Tramlink & Rail Connectivity o Lloyd Park tram stop (0.3 miles) for rapid access to East Croydon Central London and Gatwick., Flexible Residential Development Potential o Ideal for mews housing self-build or innovative infill—strong local precedent and policy support., Mandatory Biodiversity Net Gain o Ecological uplift required by law enhancing planning prospects and long-term value., Prime Brownfield Redevelopment o Not Green Belt or MOL; fully supported by Croydon and London Plan policy for new housing delivery., Proven Auction Demand o Comparable South London brownfield sites achieve £100k-£400k/acre; robust investor appetite., Regeneration Hotspot o Benefits from East Croydon corridor investment public realm upgrades and rising land values., Scarcity of Large Brownfield Plots o 1+ acre sites are extremely rare in CR0 5SR offering scale and flexibility for developers., Significant Uplift Potential o Overage/uplift on planning grant possible; value expected to rise substantially with consent.

