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PALACE AUCTIONS

LONDON



Land east of Witherby Close

SOUTH CROYDON · CR0 5SR

Approximately 1.1 acres of freehold former railway land with vacant possession, close to Lloyd Park tram stop, with residential potential subject to planning

GUIDE PRICE*

£300,000

*Plus buyer's premium of 2%. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE OPPORTUNITY

Former railway land in South Croydon

A long, continuous strip of freehold land of approximately 1.1 acres between Witherby Close and Campden Road, sold with vacant possession and with potential for residential development, subject to planning.

1.1	4,484	Freehold	Lloyd Park	£300k
ACRES (APPROX.)	SQ M (APPROX.)	VACANT POSSESSION	TRAM STOP CLOSE BY	GUIDE PRICE

The land

The land is a long, narrow strip running north to south between Witherby Close and Campden Road, directly east of 1-17 Witherby Close. It is a remnant of the former Woodside and South Croydon Joint Railway. It is currently overgrown, with traces of the old railway still visible, and offers a rare continuous stretch of land in an otherwise built-up residential area. Access is from Coombe Road and Campden Road.

Development potential

We are told the land is not in the Green Belt or Metropolitan Open Land and is not safeguarded for future transport use; buyers should confirm this with Croydon Council. There is no planning history, so any scheme will need a fresh application, including an ecological assessment. Subject to planning, the land could suit:

- ◆ A small number of self-build plots
- ◆ Mews houses or a terrace of townhouses
- ◆ A green corridor or biodiversity net gain scheme
- ◆ A new pedestrian and cycle link between the two streets

LOCATION

South Croydon, CR0 5SR

A sought-after residential part of South Croydon, about 1.5 miles from Croydon town centre, well served by schools, local shops and green space, including Lloyd Park.

CONNECTIONS

Lloyd Park tram

Close by.

East Croydon

By tram, with fast trains to Central London.

Town centre

About 1.5 miles.

Green space

Lloyd Park on the doorstep.

Buyers should check distances and journey times for themselves.

Access and viewing. Access from Coombe Road and Campden Road. Viewing by arrangement with the auctioneers.

THE SITE

The site from above



Aerial view. The site is outlined in green, running south from Coombe Road between Witherby Close and Campden Road.



The wooded site, marked, in its residential setting

Aerial images are for identification only and are not to scale. The boundary shown is indicative. Buyers must rely on the title plan in the legal pack.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

ADDRESS	Land directly east of 1-17 Witherby Close, Croydon CR0 5SR
PROPERTY	Freehold former railway land with residential development potential, subject to planning
SITE AREA	Approximately 1.1 acres (4,484 sq m)
GUIDE PRICE	£300,000*
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	Public auction: in the room and online. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL & FEES

Before you bid

TENURE	Freehold
ACCESS	From Coombe Road and Campden Road
CURRENT USE	Disused, overgrown former railway land
POSSESSION	Vacant possession
GREEN BELT	Stated not to be Green Belt or Metropolitan Open Land. Buyers to confirm.
PLANNING	No planning history. Development subject to planning.
BUYER'S PREMIUM	2% of the purchase price, payable on exchange
ADMIN FEE	£1,200 including VAT, payable on exchange
LEGAL PACK	Download from palaceauctions.com
VIEWINGS	By arrangement with the auctioneer, at your own risk

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor and a planning adviser, including on access.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both the guide and the reserve may change up to the day of the auction.

Planning. There is no planning history and no planning permission. All development potential is subject to planning permission from Croydon Council. Buyers must make their own enquiries, including on the Green Belt, Metropolitan Open Land and transport safeguarding position, and on access, highways and ecology.

Former railway use. The land formed part of the former Woodside and South Croydon Joint Railway. Buyers should read the environmental search in the legal pack and take their own advice on ground conditions and any contamination.

Ecology. The land is overgrown. An ecological assessment, and biodiversity net gain, are likely to be needed for any planning application.

Access. Access to the land is from Coombe Road and Campden Road. Buyers must check the extent of the access rights, and their suitability for any proposed development, in the title documents in the legal pack.

Site area. The site area is approximate and subject to measured survey. Buyers must rely on the title plan in the legal pack.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of 2% of the purchase price and an administration fee of £1,200 including VAT on exchange. Buyers should also budget for Stamp Duty Land Tax, VAT if applicable, their own legal fees and any finance costs.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents and AML. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum before bidding. Palace Auctions must check the identity and source of funds of every bidder under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Why buy at Claridge's. Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

Also in this sale. Three fully let freehold blocks of flats at 57, 59 and 61 Coombe Road, Croydon, also close to Lloyd Park.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS • LEGAL PACK • OFFERS

Edward Swindells

AUCTIONEER CONSULTANT, PALACE AUCTIONS LONDON

TEL 07971 033276

EMAIL edward@palaceauctions.comWEB palaceauctions.com