Palace Auctions London

BACK-UP BUYERS



FREEHOLD BUILDING PLOT WITH FULL PLANNING CONSENT · SOLD UNDER AUCTION CONTRACT

29A Southbridge Road

Land adjacent to 29 Southbridge Road, Croydon CR0 1AG

FIXED PRICE	SITE AREA	PLANNING	CONSENT
£85,000	**181.5 m²**	**Granted**	**3-bed house**
back-up buyers	c. 1,954 sq ft	13 October 2026	2.5 storeys

A freehold plot in central Croydon with full planning permission for a 2.5-storey, three-bedroom end-of-terrace house. Sold under auction contract and awaiting completion – the seller invites back-up buyers at a fixed price of £85,000.

Register your interest with Bridgett Dickens · 07843 656447

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The opportunity

SOLD – AWAITING COMPLETION

This site has sold under auction contract and is awaiting completion. With the agreement of both parties, Palace Auctions London is inviting **back-up buyers at a fixed price of £85,000**, in case the current sale does not proceed. Back-up buyers will be offered an immediate exchange on the same unconditional auction contract.

A freehold plot of about **181.5 m²** beside 29 Southbridge Road, within walking distance of Croydon town centre, with **full planning permission** granted on 13 October 2026 for a new **2.5-storey, three-bedroom end-of-terrace house**.

The site is a narrow plot running back from Southbridge Road between St Andrew's Church and the terrace of Victorian houses, and is currently occupied by a pair of single-storey garages. The consent allows the garages to be demolished and a new house built as the end of the existing terrace – a straightforward infill project for a builder, developer or self-builder.

Key features

- Full planning consent – 2.5-storey, three-bedroom end-of-terrace house (26/01330/FUL)
- 181.5 m² freehold site next to 29 Southbridge Road
- Fixed price £85,000 for back-up buyers
- Walking distance from Croydon town centre
- Close to East Croydon and West Croydon stations
- Within the Croydon Growth Plan regeneration area
- Whitgift Centre, Centrale and Boxpark Croydon nearby
- Immediate exchange on auction contract if the current sale does not complete

Summary

Site area	c. 181.5 m² (subject to survey)
Tenure	Freehold – part of title SY185908
Current use	A pair of single-storey garages
Planning	Granted 13 October 2026 – 26/01330/FUL
Planning agreement	Unilateral undertaking (section 106) dated 5 October 2026
Local authority	London Borough of Croydon
Price	£85,000 fixed – back-up buyers

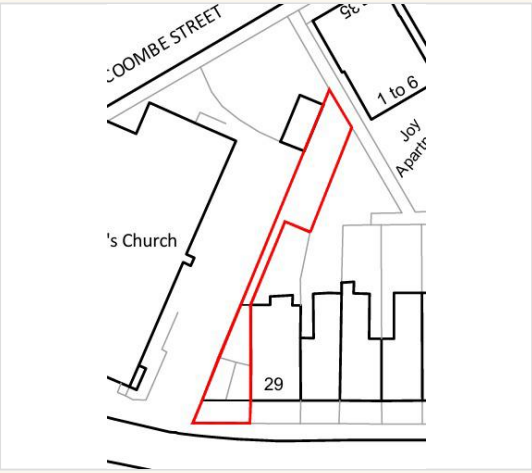


The site is shown edged green. For identification only – not to scale.

Planning permission

Application	26/01330/FUL – London Borough of Croydon
Decision	Planning permission granted on 13 October 2026
Development	The demolition of a pair of single-storey garages and the erection of a 2.5-storey end-of-terrace dwelling house at 29A Southbridge Road – a three-bedroom, four-person house
Time limit	Development to begin within three years of the date of the permission
Main conditions	Before work starts: a construction logistics plan and a contamination desk study (with further investigation if recommended). Also cycle and refuse stores, flood risk mitigation and a water use target of 110 litres per person per day; permitted development rights are restricted
Planning agreement	Unilateral undertaking under section 106, dated 5 October 2026
Community Infrastructure Levy	The development may be liable for CIL – buyers should check the amount with Croydon Council
Earlier consent	13/02365/P (2013) – two-storey, three-bedroom house with basement

The decision notice, the unilateral undertaking and the 2013 consent and drawings are in the legal pack. Buyers must read the full conditions and make their own enquiries of Croydon Council.





Left: site plan, land edged red. Right: the site from Southbridge Road. For identification only – not to scale.

Location

Southbridge Road runs south from the junction with Lower Coombe Street, a short walk from Croydon town centre and in one of London's most active regeneration boroughs. The site is within the Croydon Growth Plan regeneration area, and the Whitgift Centre, Centrale and Boxpark Croydon are all within easy reach.

Transport

- East Croydon and West Croydon stations nearby – fast trains to central London and Gatwick
- Tramlink and bus routes across Croydon
- A212 and A236 at the end of the road

The market

- Croydon planning approval rate of 80.8%
- Average CR0 residential values around £4,900 per m²
- Strong demand for family houses close to the town centre

How to buy

Status	Sold under auction contract and awaiting completion. Back-up buyers are invited with the agreement of both parties, in case the current sale does not proceed
Price	£85,000 fixed
Register your interest	With Bridgett Dickens – 07843 656447 · sales@palaceauctions.com. Registered back-up buyers will be contacted in order of registration if the site becomes available
Contract	Unconditional auction contract – contracts exchange immediately on agreement
Tenure	Freehold, with vacant possession on completion
Legal pack	Available on request, including the planning decision notice, the unilateral undertaking and the 2013 consent and drawings
Viewing	The site may be viewed from Southbridge Road at the viewer's own risk

Buyer's costs

Item	Amount	When payable
Deposit	10% of the price (£8,500)	On exchange
Buyer's premium	2% of the price (minimum £2,000) plus VAT	On exchange
Contract documents charge	£850 plus VAT	On exchange
Stamp Duty Land Tax, CIL and your own legal costs	As applicable	On completion, or when development starts for CIL

Any other charges payable by the buyer are set out in the Special Conditions of Sale.

Important notice

These particulars are a general guide and do not form part of any contract. Areas, distances and boundaries are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. The planning consent is subject to its conditions and the unilateral undertaking, which buyers must check with Croydon Council. Market statistics are given as a general indication only. Photographs and plans are for illustration only. All sales are subject to the RICS Common Auction Conditions (4th edition), the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on agreement.

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