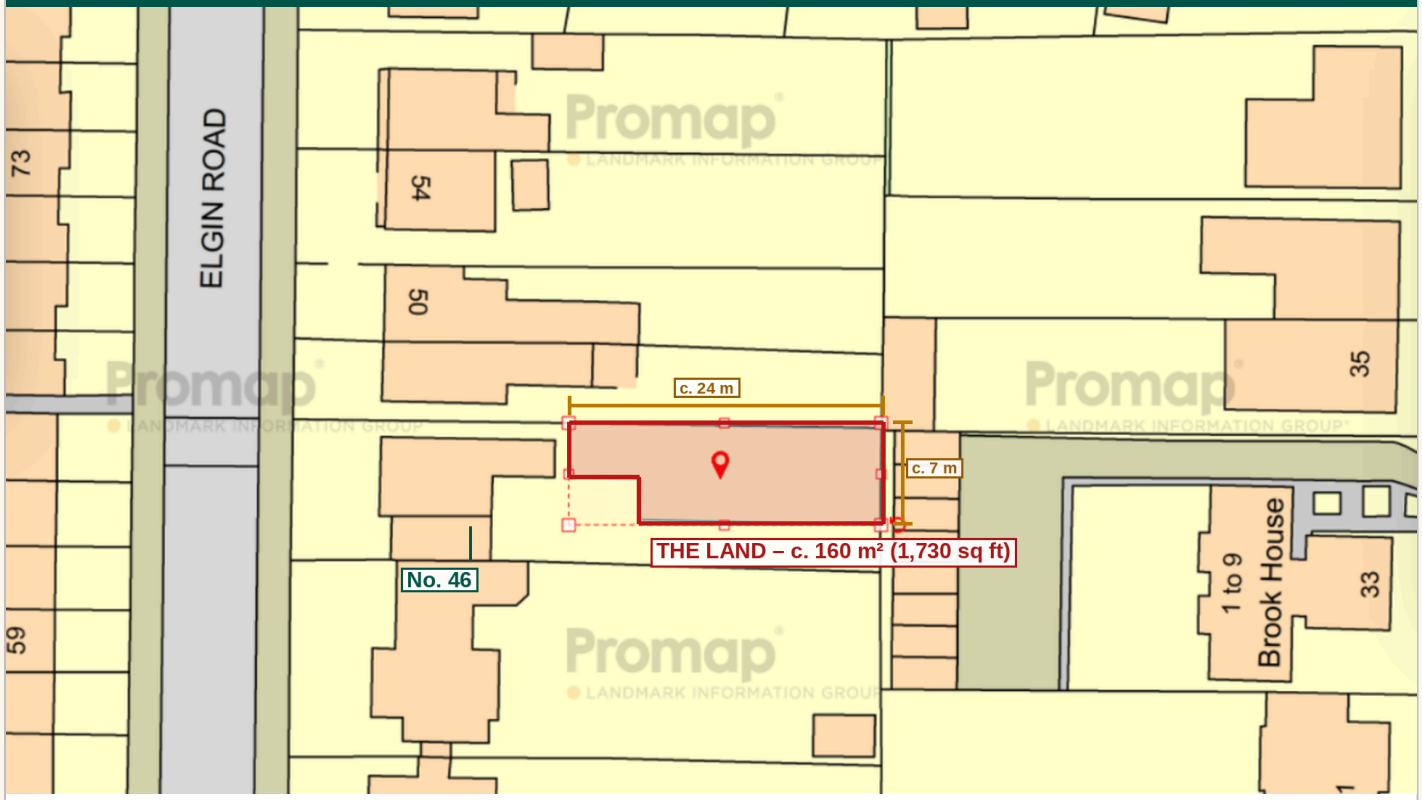
Positioning Plan

Lot 35 · Former garage site, 46 Elgin Road

Croydon CR0 6XA

The land edged red – behind No. 46 Elgin Road, Addiscombe, Croydon



North is at the top. The land lies behind No. 46, between the rear gardens of the Elgin Road houses and the garages serving Brook House to the east. It has no frontage to Elgin Road. Base map: Promap © Crown copyright and database rights 2026 OS AC0000813445; labels and measurements added by Palace Auctions. The official title plan (SGL702009) prevails.

The land at a glance

Title	Freehold – SGL702009 ("land at the back of 46 Elgin Road")
Area	**c. 160 m² (1,730 sq ft)**
Size	c. 24 m long and up to c. 7 m wide, with a step in at the west end
Boundaries	Rear gardens of Elgin Road (west, north and south); garages serving Brook House (east)
Guide price	**£45,000** plus VAT on the hammer price

Access and rights – please read

- The land has **no frontage to Elgin Road** or any other public road.
- The register says it has the benefit of rights granted by a **Transfer dated 28 July 2008**, but HM Land Registry holds no copy. Buyers should not assume a right of way until it is confirmed.
- Parts of the land are subject to rights under the **125-year leases of Flats A–D at No. 46**.

How to find the land

1. Head for **Elgin Road, Addiscombe, Croydon CR0 6XA**, between Addiscombe Road and Lower Addiscombe Road.
2. No. 46 is the tall three-storey brick house with a gated entrance beside it. The land is behind the house. View from Elgin Road only.

Aerial view



The land outlined in yellow – a grassed plot behind No. 46. Outline approximate.

Title plan – SGL702009



HM Land Registry official copy, 21 July 2026 (1:1250).

No. 46 from Elgin Road



No. 46 (centre), with the gated entrance beside it. The land is behind.