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— AUCTIONS · LONDON —



LOT 58

Land Adjacent to 1 Northampton Road

TO THE REAR OF 263 ADDISCOMBE ROAD · CROYDON CR0 7HB

GUIDE PRICE

£200,000+

FOR SALE BY AUCTION

Wednesday 28 October 2026, 1:00pm
Claridge's, Brook Street, Mayfair

Freehold

TENURE

c. 7,223 sq ft

671 SQ M · 0.17 ACRES

Vacant

POSSESSION ON COMPLETION

what3words ///watch.burn.richer · In the room · by telephone · by proxy · 020 7101 3647 ·
online

palaceauctions.com

A freehold site of approximately 7,223 sq ft (0.17 acres) on the west side of Northampton Road, Addiscombe, adjacent to No. 1 and to the rear of 263 Addiscombe Road. Offered with vacant possession and a guide price of £200,000+.

The site has a detailed planning history. A 2016 permission for a dwelling has lapsed, and an appeal for a two-storey detached house was dismissed in May 2026. The Inspector found the design, scale and character of that scheme acceptable, and dismissed the appeal on tree protection grounds and because no legal undertaking was provided for the transport contribution. There is no current planning permission.

Key Features

- ◆ Freehold site with vacant possession
- ◆ Adjacent to 1 Northampton Road, rear of 263 Addiscombe Road
- ◆ 2016 permission for one dwelling (16/06217/FUL), since lapsed
- ◆ Inspector found the design, scale and character acceptable
- ◆ East Croydon station about 0.8 miles; PTAL 3
- ◆ Approx. 7,223 sq ft (671 sq m / 0.17 acres), subject to survey
- ◆ what3words ///watch.burn.richer
- ◆ 2026 appeal dismissed on tree and transport contribution grounds
- ◆ No current planning permission; any scheme subject to consent
- ◆ Unconditional contract: 10% deposit, completion 28 days

The Site

The site extends to approximately 7,223 sq ft (671 sq m / 0.17 acres), measured from Promap and subject to measured survey. It has no buildings, and no mains services are known to be connected. Access is from Northampton Road, where there are marked on-street parking bays and parking restrictions near the junction with Addiscombe Road.

The site is separated from 263 Addiscombe Road, a locally listed late Victorian or Edwardian corner building, by a rear car park. A common lime in the rear garden of 261 Addiscombe Road is protected by Tree Preservation Order No. 21 of 2016, and its canopy and root protection area extend into the rear of the site. There is a young Tree of Heaven at the front of the site.

The boundaries are shown on the plan in the legal pack. Images and plans are for identification only. The title number and any restrictive covenants or overage provisions will be confirmed in the legal pack.

At a Glance

Lot	58
Guide price	£200,000+
Tenure	Freehold
Possession	Vacant possession on completion
Site area	Approx. 7,223 sq ft / 671 sq m / 0.17 acres
Position	Adjacent to 1 Northampton Road; rear of 263 Addiscombe Road, CR0 7HB
what3words	///watch.burn.richer
Planning	None current; appeal dismissed May 2026
Trees	Neighbouring lime protected by TPO No. 21 of 2016
PTAL	3
Local authority	London Borough of Croydon

Planning History

REFERENCE	PROPOSAL	OUTCOME
16/06217/FUL	Erection of a dwelling	Granted. Not implemented; the permission has lapsed.
19/01188/TRE	Works to the protected lime, including pruning to the site boundary	Consent granted
23/04589/FUL	Erection of a dwelling	Refused
25/01575/FUL	Private dwelling with parking and amenity space	Refused by the London Borough of Croydon. Appeal dismissed 19 May 2026 (appeal ref. 6005420).

In the 2026 appeal decision, the Inspector found that the proposed two-storey detached house respected the character and appearance of the area (London Plan Policy D3 and Croydon Local Plan Policy DM10). The Inspector also found its design, scale and materials appropriate, its effect on the setting of 263 Addiscombe Road minor, and that it made efficient use of an infill plot.

The appeal was dismissed for two reasons. The first concerned the protected lime: there was no site-specific foundation design to BS 5837:2012 within the root protection area, no calculations for the patio, rear rooms sat beneath the canopy, and the Tree of Heaven was shown as removed. The second was the absence of a unilateral undertaking to secure the transport contribution.

There is no current planning permission. Any future scheme will be subject to planning consent, and the seller gives no assurance that permission would be granted. The appeal decision should be read in full, and buyers should take their own planning advice before bidding.

Location

The site is in the established residential area of Addiscombe, east of Croydon town centre. Shops, cafés, GP surgeries and pharmacies on Lower Addiscombe Road are about 0.3 miles away, and the town centre, including the Whitgift Centre, is about 1.5 miles away.

East Croydon station is about 0.8 miles away, with fast trains to London Victoria and London Bridge in around 15 minutes and direct services to Gatwick Airport. Tramlink stops are close by, and Lloyd Park and Park Hill Park are within easy reach. PTAL 3.

Buyer's Costs

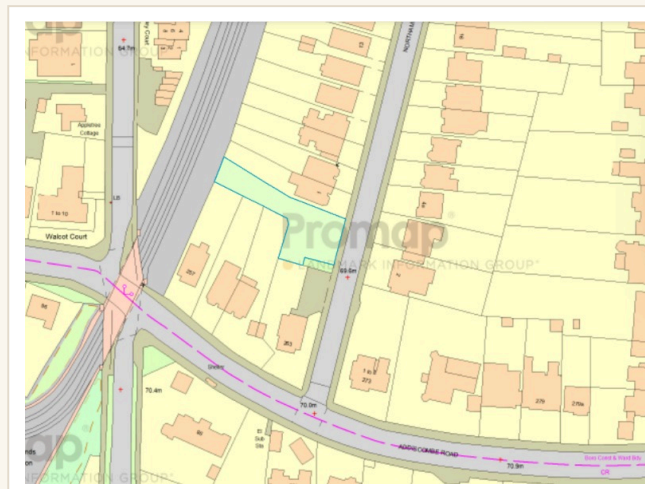
CHARGE	INC. VAT
Buyer's premium: 2% of the purchase price, minimum £2,000 + VAT (£4,000 + VAT at the guide)	£4,800
Contract documents charge: £850 + VAT	£1,020
Total at the guide price	£5,820

Payable on the fall of the hammer together with the 10% deposit. Buyers also pay their own legal fees, searches, SDLT and Land Registry fees. Any VAT on the purchase price will be confirmed in the legal pack.

Plans



Site plan. The site shaded green, adjacent to 1 Northampton Road, with the car park and 263 Addiscombe Road to the south.



Location plan. The site outlined in relation to Northampton Road and Addiscombe Road.

All plans and images are for identification only, are not to scale as reproduced and do not define boundaries. Refer to the title plan in the legal pack.

Auction Information

Wednesday 28 October 2026 at 1:00pm

Claridge's, Brook Street, Mayfair, London W1K 4HR

Bidding in the room, by telephone, by proxy and online. Registration is required before the auction.

The lot is sold under an unconditional auction contract. Contracts exchange on the fall of the hammer, when the buyer pays a 10% deposit. Completion takes place 28 days after the auction. The legal pack, including the appeal decision, is available from Palace Auctions and should be reviewed with a solicitor before bidding.

Viewing

The site can be viewed from Northampton Road, next to No. 1, during daylight hours. Please do not enter neighbouring gardens or the car park at 263 Addiscombe Road. Viewers go at their own risk, and neither Palace Auctions nor the seller accepts liability for injury or loss.

Guide & Reserve Prices

The **guide price** indicates the seller's minimum expectation at auction. The **reserve price** is the confidential minimum the seller will accept. It is not fixed when the guide is published, but is normally within 10% of a single-figure guide and will not exceed it by more than 10%. The guide price excludes buyer's costs, VAT on the sale price, SDLT and other taxes. Guide prices may change up to the day of the auction, and lots may be sold or withdrawn before the auction.

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LOT 58 · LAND ADJACENT TO 1 NORTHAMPTON ROAD, CROYDON CR0 7HB

For further information, the legal pack and appeal decision, or to register to bid, please contact the team

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