Palace Auctions London

LOT 93



LATE ENTRY · FREEHOLD INVESTMENT · FOR SALE BY AUCTION · 28 OCTOBER 2026

289 Longheath Gardens

Shirley, Croydon CR0 7TZ

GUIDE PRICE	INCOME	TENURE	PLANNING
£340,000	**c. £19,200 pa**	**Freehold**	**Extra storey**
Excluding fees	About £1,600 a month	Subject to tenancy	Prior approval 25/02775/GPDO

A let freehold detached bungalow of about 103 m² on a corner plot of about 550 m², with prior approval granted in October 2025 to add a first floor of about 83 m² – taking the house to about 186 m² (2,000 sq ft).

Auction: Wednesday 28 October 2026 at 1.00 pm · The Mirror Room, Claridge's, Mayfair, London

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The property

LATE ENTRY

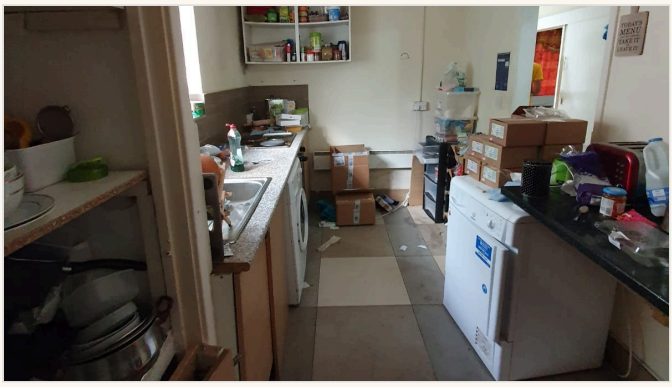
A freehold detached bungalow on a corner plot in **Longheath Gardens, Shirley, Croydon**, let at about **£19,200 a year** and offered at a guide price of **£340,000** – about **5.6% gross**.

The bungalow is brick-built under a pitched tiled roof, with a flat-roofed entrance and garage section at the front. The architect's drawings give a floor area of about **103 m² (1,110 sq ft)**, and the plot – about **550 m² (0.14 acres)** scaled from the site plan – has garden on three sides and frontage to both arms of Longheath Gardens. The accommodation is on the ground floor and includes a hallway, kitchen, bathroom and bedrooms. The property needs refurbishment, and the gardens are overgrown.

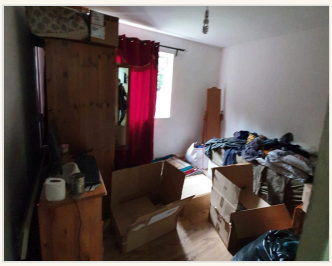
Sold subject to the tenancy. The property is let and occupied, and the photographs show the tenant's belongings. The rent is understood to be about £1,600 a month, which the seller considers below the market. Tenancy details are in the legal pack. **Viewing is strictly by appointment.**



Aerial view – the plot outlined in yellow. Approximate, for identification only.



The kitchen, overlooking the garden.



Bedroom



Bedroom



Hallway



Bathroom

Key features

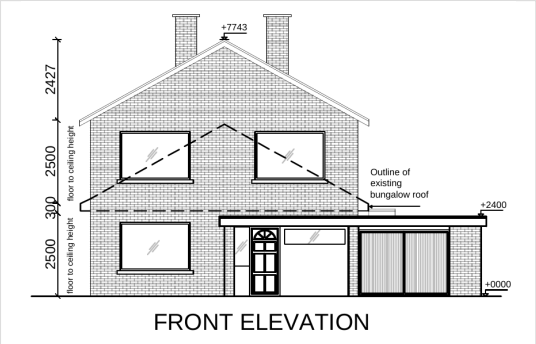
- Freehold detached bungalow on a corner plot
- About 103 m² (1,110 sq ft) on a plot of c. 550 m²
- Let at about £1,600 a month – £19,200 a year
- About 5.6% gross yield at the guide price
- Prior approval for an additional storey
- Scope to refurbish and add value

Summary

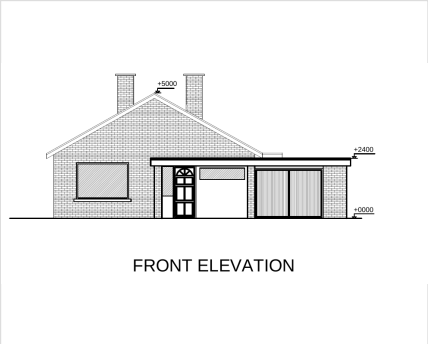
Tenure	Freehold – title SGL543326
Occupancy	Let – sold subject to the tenancy
Floor area	c. 103 m² (architect's drawings)
Planning	Prior approval 25/02775/GPDO
Local authority	London Borough of Croydon

Planning – an additional storey

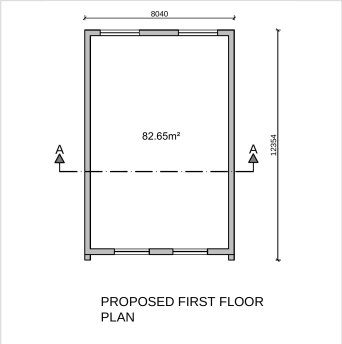
On **24 October 2025** the London Borough of Croydon granted prior approval (reference **25/02775/GPDO**) under Class AA of Part 1 of the General Permitted Development Order 2015 for **one additional storey**. The approved drawings by Suburban Studios add a first floor of about **82.65 m²**, raising the ridge from about 5.0 m to about 7.7 m and taking the house to about **186 m² (2,000 sq ft)**, with floor-to-ceiling heights of about 2.5 m on both floors.



Approved front elevation (drawing 003).



Existing front elevation (drawing 002).



Approved first floor – 82.65 m².

Conditions of the approval

1. The development must be **completed within three years** of the approval – by **24 October 2028**.
2. Exterior materials must be similar in appearance to the existing house; there must be **no window in any side wall or side roof slope**; the main roof pitch must match the existing; and the house must remain a single dwelling (Class C3).
3. The work must be carried out in accordance with approved drawings 001 to 004.

Planning history

Reference	Decision
25/02775/GPDO	Prior approval for an upwards extension of one storey (Class AA) – approved 24 October 2025
13/03222/LP	Certificate of lawfulness – dormer in the side roof slope and four rooflights – granted 8 November 2013
13/01745/GPDO	Prior approval notification – single-storey rear extension – no objection, July 2013
12/03265/LP	Certificate of lawfulness – single-storey side and rear extensions – granted 16 January 2013
12/02506/P	Demolition and two two-bedroom bungalows – refused 7 November 2012

The decision notices and drawings are in the legal pack. The earlier certificates and notification relate to schemes from 2012–2013, and buyers should take advice on whether any of them can still be relied on. Any other change of use, including to flats or a house in multiple occupation, would need planning permission. Buyers must make their own enquiries of the London Borough of Croydon.

Location

Longheath Gardens is a residential road in Shirley, in the east of Croydon, made up of houses, bungalows and low-rise flats. No. 289 stands on the corner where the road divides. Long Lane and Ashburton Park are close by, with local shops, schools and parks. Elmers End station and the Tramlink give links to central London and Wimbledon, and East Croydon – with fast trains to London Bridge, Victoria and Gatwick – is a short tram ride away.

Auction information and buyer's costs

Date and venue	Wednesday 28 October 2026 at 1.00 pm · The Mirror Room, Claridge's, Brook Street, Mayfair, London W1K 4HR
Late entry	Lot 93 was added after the catalogue was printed. Details are in the addendum and will be announced from the rostrum
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Completion	20 business days after exchange – Wednesday 25 November 2026 if sold at the auction
Legal pack	Available to registered bidders. Buyers must read it and the Special Conditions of Sale before bidding

Buyer's costs

Item	Amount	When payable
Deposit	10% of the price (minimum £3,000)	On exchange at the auction
Buyer's premium	2% of the price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Seller's legal costs and any searches	As set out in the Special Conditions	On completion
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Guide price and reserve

The guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is confidential and will not be more than 10% above a single-figure guide. Guide prices and reserves may change up to the day of the auction.

Important notice

These particulars are a general guide and do not form part of any contract. Descriptions, areas and measurements are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. Floor areas are taken from the architect's drawings and the plot area is scaled from the site plan. The rent is as stated by the seller and has not been verified. Photographs and plans are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale.

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