



£1,250,000
Main Road, Sidcup, Kent, DA14 6QS

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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Substantial detached property with huge potential for redevelopment into flats or as a house of multiple occupation.

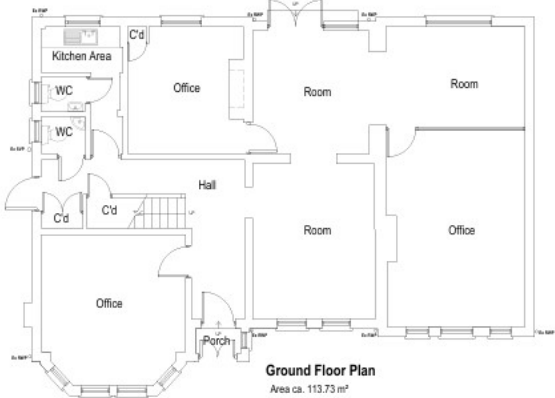
The property was previously granted full planning permission in 2010 for the change of use from offices with two storey rear extension and alterations to the roof line to provide 7 self contained flats, comprising 1 x 2 bedroom and 6 x 1 bedroom, with erection of car ports to rear to provide 7 parking spaces.

To discuss the GDV potential for both redevelopment of as a House Of Multiple Occupation and to arrange a viewing contact Christopher Russell Property Services 020 8300 1234.

Agents Note: Material Information is available online as brochure 2 below.



EXISTING



Ground Floor Plan
Area ca. 113.73 m²



First Floor Plan
Area ca. 113.83 m²



Note to Contractor: Contractor is recommended to carry out an intrusive site investigation prior to commencing works on site to ensure all details designed for this project are appropriate. Contractor to cross reference with Structural Calculations package for suitability, to assess site levels and confirm any design assumptions within the calculations package prior to works commencing on site. If the Contractor requires any additional information, please send a Request For Information to hinfo@planituk.co.uk before ordering materials and starting the works - requests will be acknowledged and responded to as soon as possible. Please ensure that the drawings have been submitted to Building Control for a Full Plans submission and the compliance report has been discharged before starting works on site.

Drawn by:
FD

Title Number:
6160102

Project:
240 Moor Road, Solihull, CV4 9EG

Date:
12.07.2024

No.1:
24-1178

Rev:
0

Client:
Mark Batten

Drawing Title:
EXISTING PLANS

Scale:
1:50 (A1), 1:100 (A3)

Page:
012



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