



**111A FOXLEY LANE, PURLEY, SURREY, CR8  
3HQ**

***£1,550,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**





## Description

Freehold development site for sale

The opportunity is to convert the existing house to the front of the site into 2 x five bedroom semi detached units and construct 2 x brand new modern designed semi detached bungalows each with 3 bedrooms

Alternatively the main house could be refurbished and retained as a larger family home

CIL £81,350

## Location

Located in the heart of Purley, 111A Foxley Lane offers a serene residential setting with easy access to local amenities. The area is close to several schools, including St Nicholas School and Margaret Roper Catholic Primary School, which is rated as "Good" by Ofsted. Nearby, Harris Primary Academy Kenley is an "Outstanding" academy, providing excellent educational standards.

Transport links are convenient, with Purley Station nearby offering regular train services to central London and other parts of the South East. Several bus routes, including the 166 and 405, connect residents to nearby towns and cities like Epsom and Croydon.

The property is also close to a variety of shops and services along Purley High Street, featuring stores like Sainsbury's Local and Tesco Extra Purley for all your grocery needs. The area is surrounded by parks and open spaces, providing ample opportunities for outdoor activities and relaxation.

## Dataroom

Full plans and further information is available in the Dataroom on our website

Access Code: fox1

## Terms

Guide Price £1,550,000

## Viewings

Strictly by appointment only

Contact sole agents CSJ 020 8545 0591

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
61 High Street Colliers  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**  
**www.csj.eu.com**  
**info@csj.eu.com**