



**FREEHOLD FOR SALE**

**HS EDWARDS**  
**HUGGINS STUART**

Rear of 209 – 225 Davidson Road, Croydon CR0 6DP  
£1,000,000 FREEHOLD

Rear of 209-225 Davidson Road, CR0 6DP

## TO LET

Approx 5,963 sqft (553.98 sqm)

### DESCRIPTION

Modern light industrial joinery works with an extensive yard situated off Davidson Road. The property is arranged predominantly as ground floor warehousing with first floor offices. The property, in conjunction with the existing terrace house at 217 Davidson Road, benefits from outline planning permission for redevelopment of the site to create 9x 3-storey terraced houses.

Warehouse GIA	5,575 sqft	518 sqm
First Floor Offices/ Storage	388 sqft	36 sqm
Yard Approx	7,495 sqft	696 sqm

### PRICE

£1,000,000 plus VAT.

### TENURE

Freehold with full vacant possession.

### LOCATION

Situated immediately behind terraced housing in Davidson Road. Croydon Town Centre is approximately 1 mile to the South, with regular bus services to both East & West Croydon Stations.

### USE

Class E- Light Industrial

### PLANNING- Ref No: 24/03919/OUT

Demolition of existing buildings (including 217 Davidson Road) and the erection of 9x 3 Storey terrace houses plus car and cycle parking. Accommodation to comprise a mix of 3 and 4 bedroom properties.

***\*Note the two flats at 217 Davidson Road are being offered separately, chain free, and would need to be acquired in addition to realise the planning permission. Potential alternative access can be explored subject to agreement with neighbouring landowner\*.***

### RATEABLE VALUE

£65,000 (From April 2026) payable at 48p in the £ (2026-27).

### EPC

D-76

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
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### DATE

January 2026

### FOLIO NUMBER

171953

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
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NOTES  
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 Do not make any plans otherwise only. All setting out to be verified in the field and any discrepancies notified to the Architect.



50m  
40m  
30m  
20m  
10m  
SUAL SCALE 1:500 @ A3

date	rev	revision/author/checker	drawn	JWF	project	Works Rear Of 209 - 225 Davidson Road, Croydon, CR0 8DP	project status	Planning
			checked					
			scale	A3 1 : 500	drawing	Proposed Site Plan	drawing no	/ 101
			date	Aug 24			rev	A

