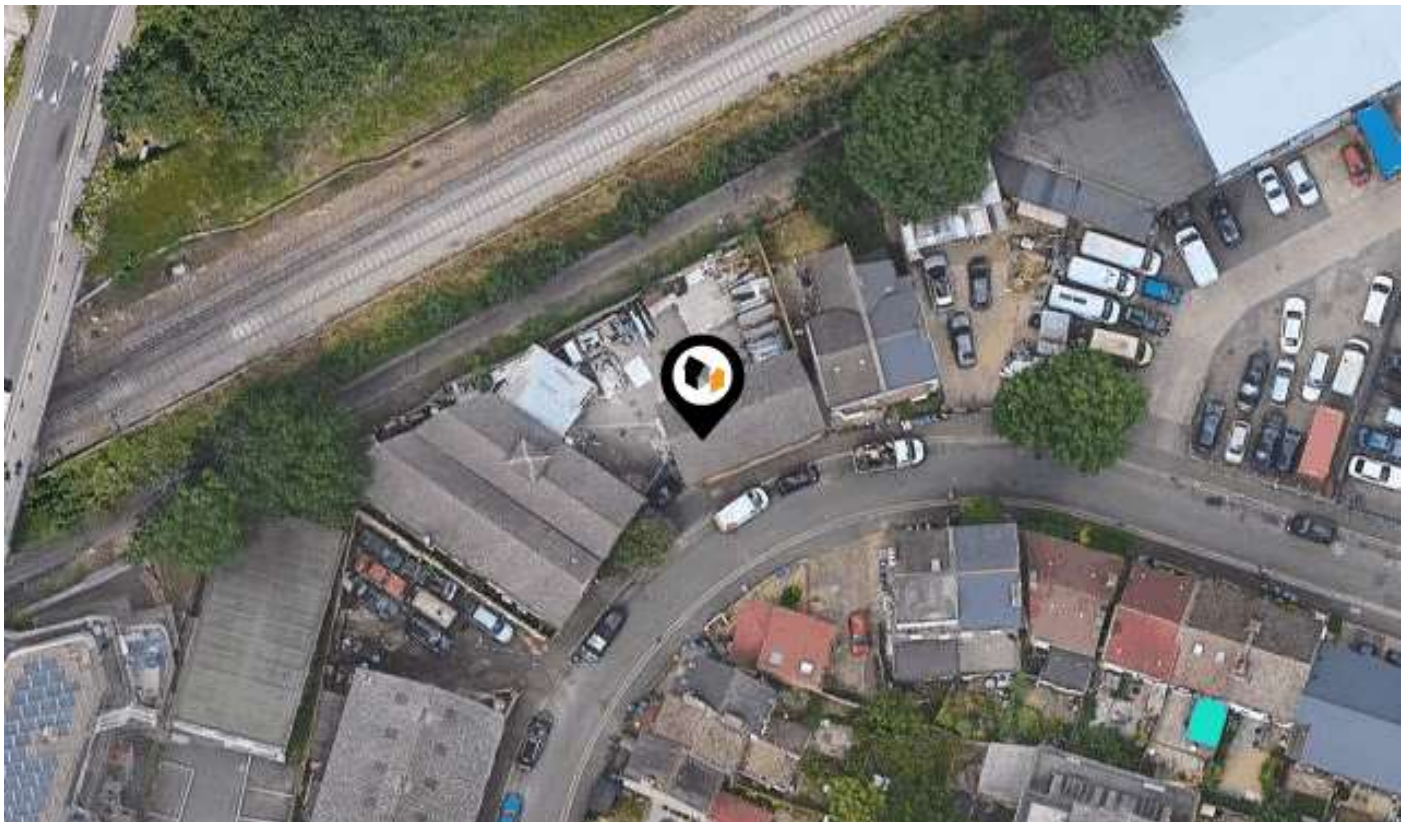




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th September 2024



11, NEVILLE ROAD, CROYDON, CR0 2DS

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type: Workshop / Light Industrial
UPRN: 10094492980

Local Area

Local Authority: Croydon
Conservation Area: No
Flood Risk:
 • Rivers & Seas: No Risk
 • Surface Water: Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

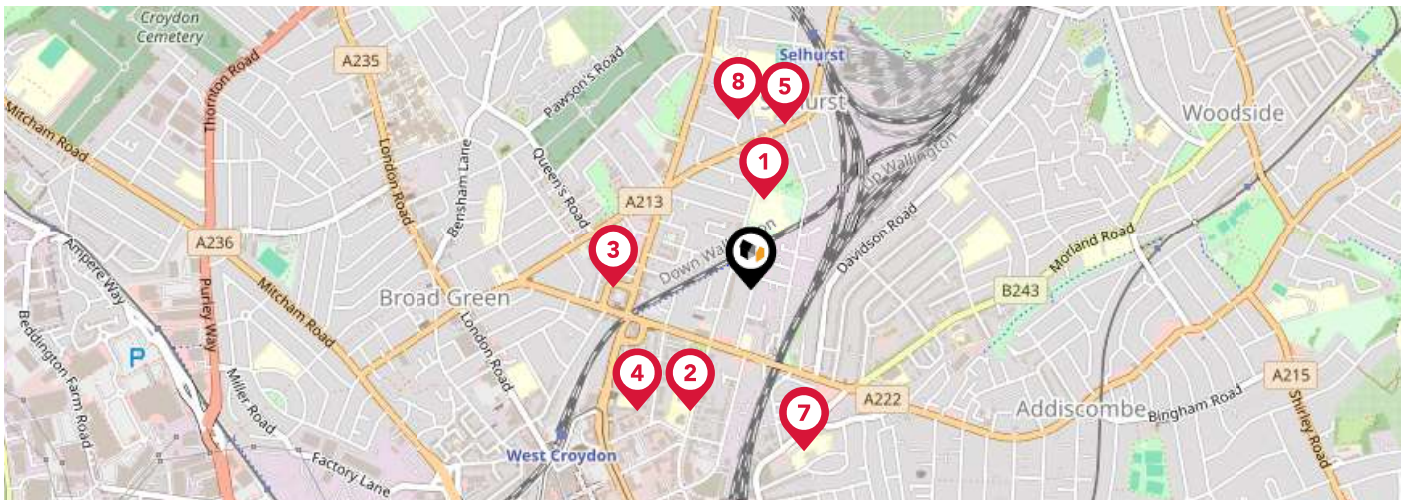
6 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Area Schools

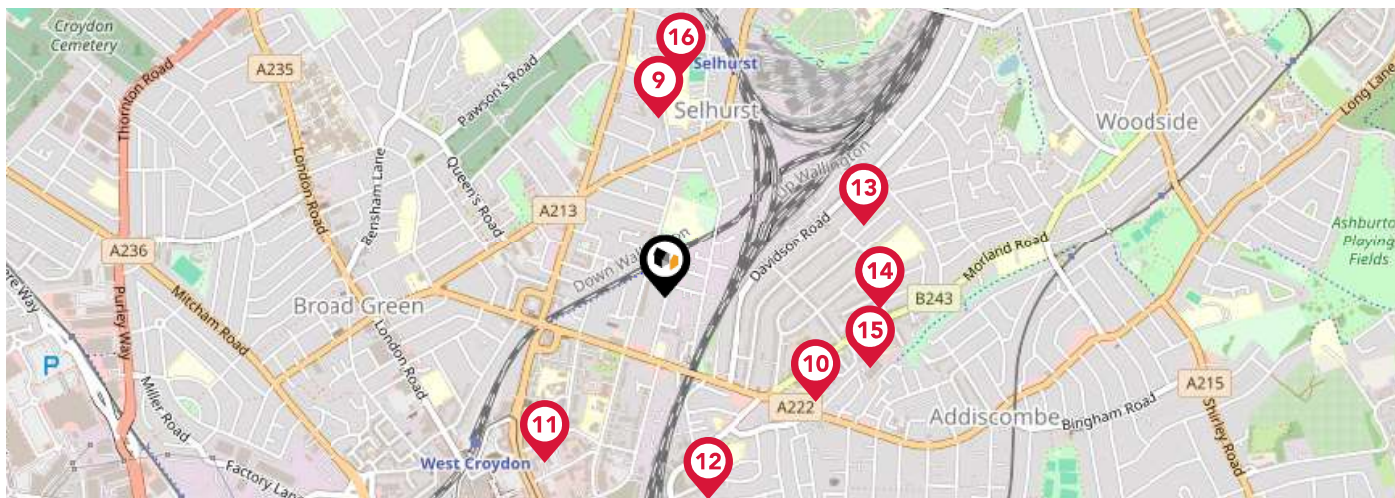
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		Nursery	Primary	Secondary	College	Private
1	Broadmead Primary School Ofsted Rating: Good Pupils: 387 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St. Mary's Catholic Junior School Ofsted Rating: Good Pupils: 229 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Arise Academy Ofsted Rating: Not Rated Pupils: 26 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic High School Ofsted Rating: Good Pupils: 579 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Selhurst Nursery School and Children's Centre Ofsted Rating: Good Pupils: 54 Distance:0.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Al-Khair School Ofsted Rating: Good Pupils: 93 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Al-Khair Secondary Girls Ofsted Rating: Good Pupils: 94 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Crescent Primary School Ofsted Rating: Requires improvement Pupils: 402 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

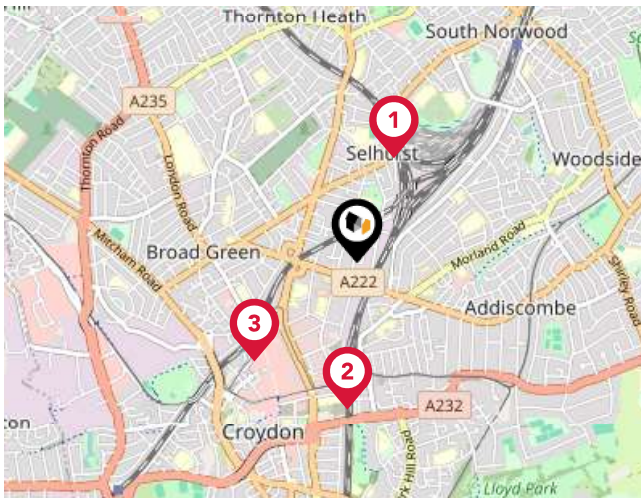
LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p>9 BRIT School for Performing Arts and Technology Ofsted Rating: Good Pupils: 1436 Distance:0.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Ark Blake Academy Ofsted Rating: Good Pupils: 664 Distance:0.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Mary's Catholic Infant School Ofsted Rating: Good Pupils: 196 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Ark Oval Primary Academy Ofsted Rating: Good Pupils: 595 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Robert Fitzroy Academy Ofsted Rating: Good Pupils: 587 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 John Wood School & Nursery Ofsted Rating: Good Pupils: 302 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Chaffinch Brook School Ofsted Rating: Good Pupils: 95 Distance:0.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Aya College (Educational Provision) Ofsted Rating: Requires improvement Pupils: 4 Distance:0.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

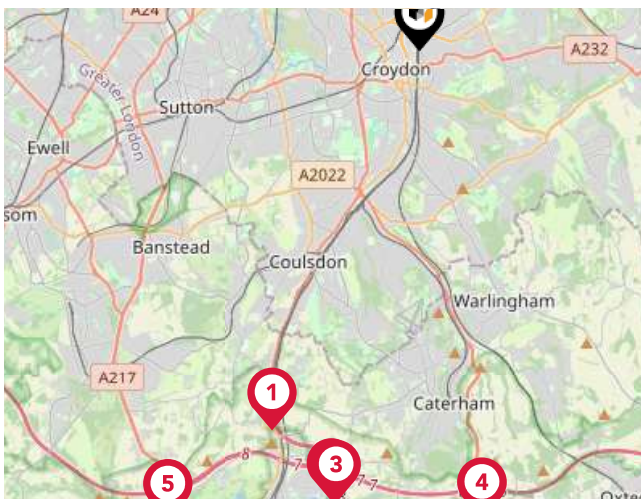
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Selhurst Rail Station	0.51 miles
2	East Croydon Rail Station	0.68 miles
3	West Croydon Rail Station	0.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J7	7.55 miles
2	M25 J7	8.5 miles
3	M23 J8	8.53 miles
4	M25 J6	8.78 miles
5	M25 J8	9.91 miles

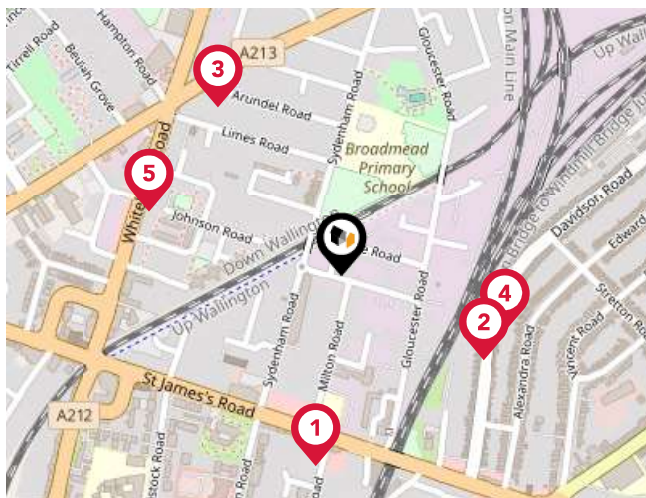


Airports/HELIPADS

Pin	Name	Distance
1	Leaves Green	6.5 miles
2	Silvertown	10.24 miles
3	Gatwick Airport	15.94 miles
4	Heathrow Airport Terminal 4	16.21 miles

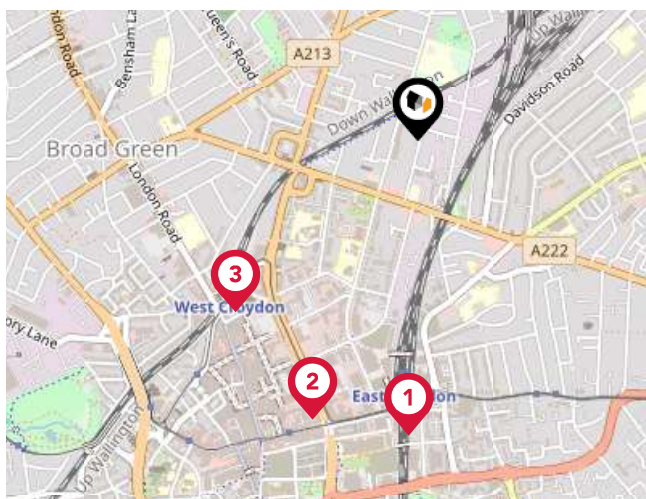
Area

Transport (Local)



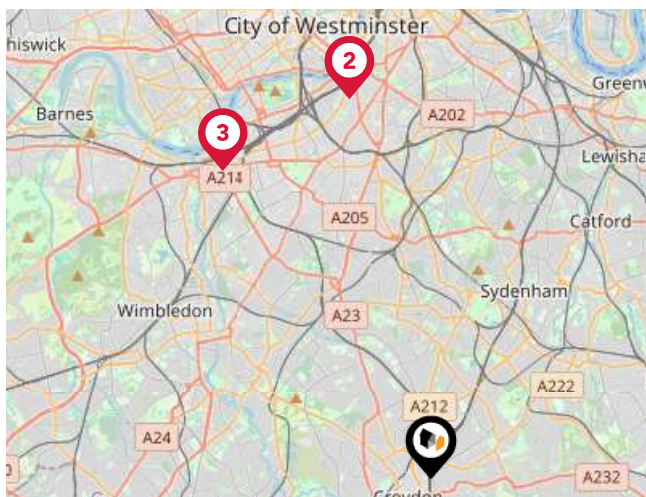
Bus Stops/Stations

Pin	Name	Distance
1	Lansdowne Road	0.22 miles
2	Stretton Road	0.19 miles
3	Windmill Road Selhurst	0.24 miles
4	Stretton Road	0.2 miles
5	Cromwell Road (CR0)	0.23 miles



Local Connections

Pin	Name	Distance
1	East Croydon Tram Stop	0.68 miles
2	Wellesley Road Tram Stop	0.69 miles
3	West Croydon Tram Stop	0.58 miles



Ferry Terminals

Pin	Name	Distance
1	Vauxhall St. George Wharf Pier	7.18 miles
2	Vauxhall St George Wharf Pier	7.19 miles
3	Plantation Wharf Pier	6.86 miles

Landwood Group

Data Quality

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