



Former Care Home - Freehold for Sale

Offers Sought in Excess of £1,500,000

Location

Wellesley Lodge is located on the southern side of Worcester Road, midway between the junctions of Leslie Gardens and Stanley Road, close to Sutton Town Centre. The area benefits from good public transport with Sutton BR Station providing regular services to London Victoria and London Bridge. There are numerous bus stops in close proximity to the property with local services to Sutton, Morden and Putney.

Sutton is a densely populated residential area and thriving retail and commercial centre, situated approximately 11 miles south west of Central London and is equidistant between Cheam and Carshalton to the west and east respectively. Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

Croydon lies approximately 5 miles to the north east, with Wimbledon and Mitcham approximately 5 miles and 3 miles respectively to the north and Epsom approximately 4 miles to the south west.

Property Description

Wellesley Lodge is a detached property of traditional brick construction beneath a pitched roof, and comprises a 21 Bedroom former Care Home Facility with front forecourt, and rear garden area.

Accommodation

The property comprises the following approximate floor areas:

	SQ FT	SQ M
Basement	385	35.78
Ground Floor	6,226	578.42
First Floor	2,060	191.34
Second Floor	686	63.72
Total Floor Area	9,357	869.26

All dimensions and measurements are approximate however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

Summary

- Vacant 21-Bedroom former care home
- Detached property on large plot
- Potential for continued use as a care home or alternative uses, including residential development, subject to planning
- Unrestricted street parking in Worcester Road
- Walking distance from Sutton Town Centre

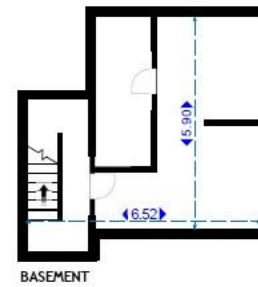
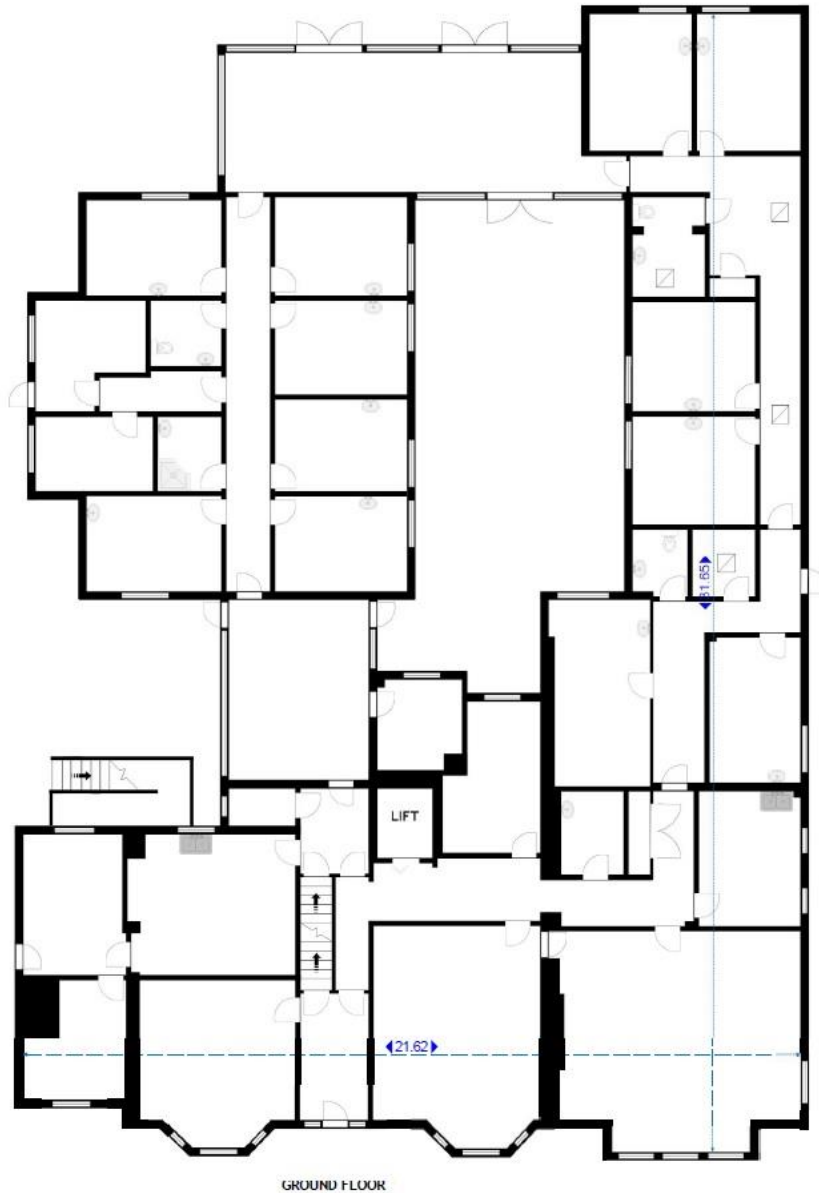
Virtual Tour

[Click here](#)





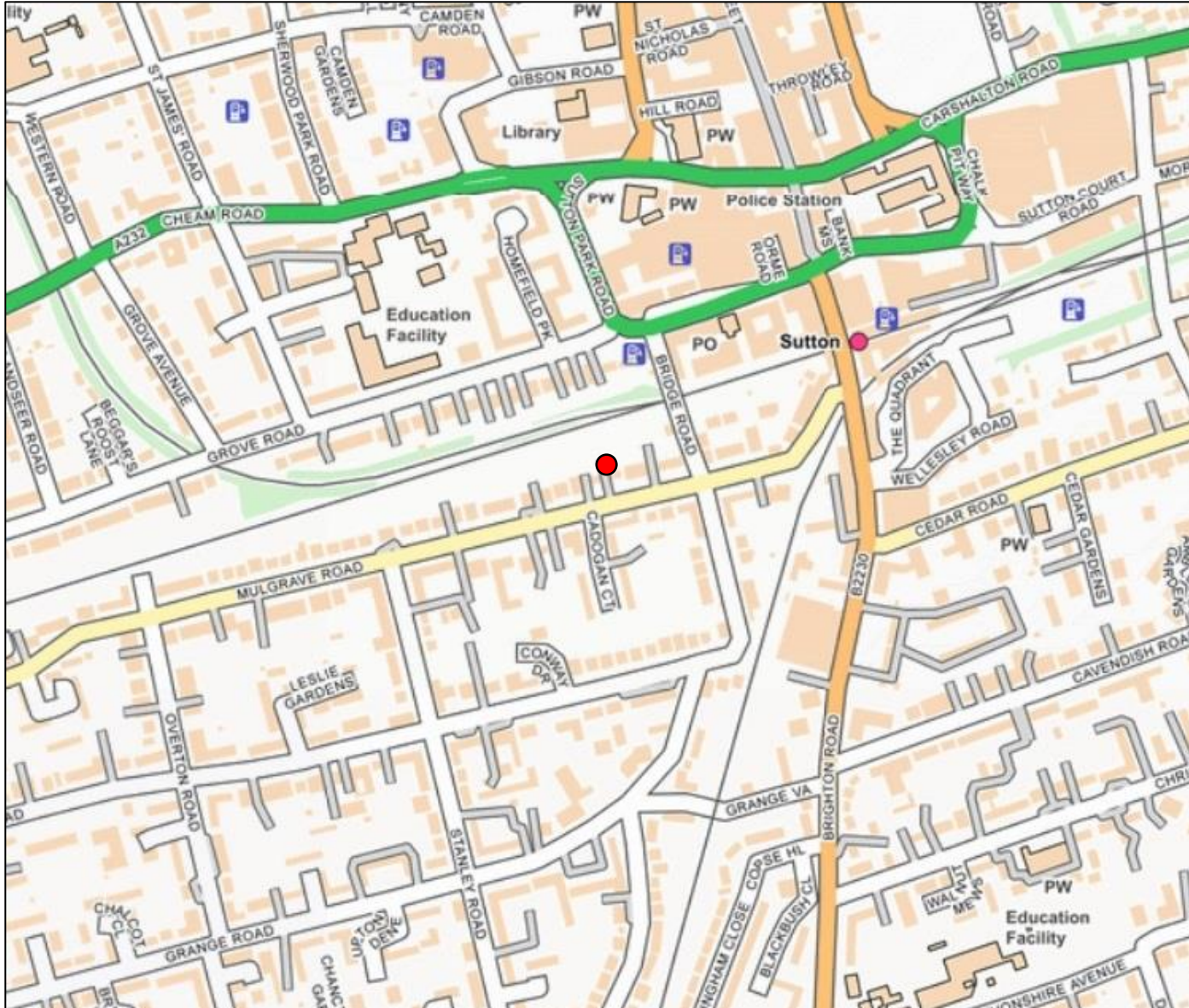
Floor Plan



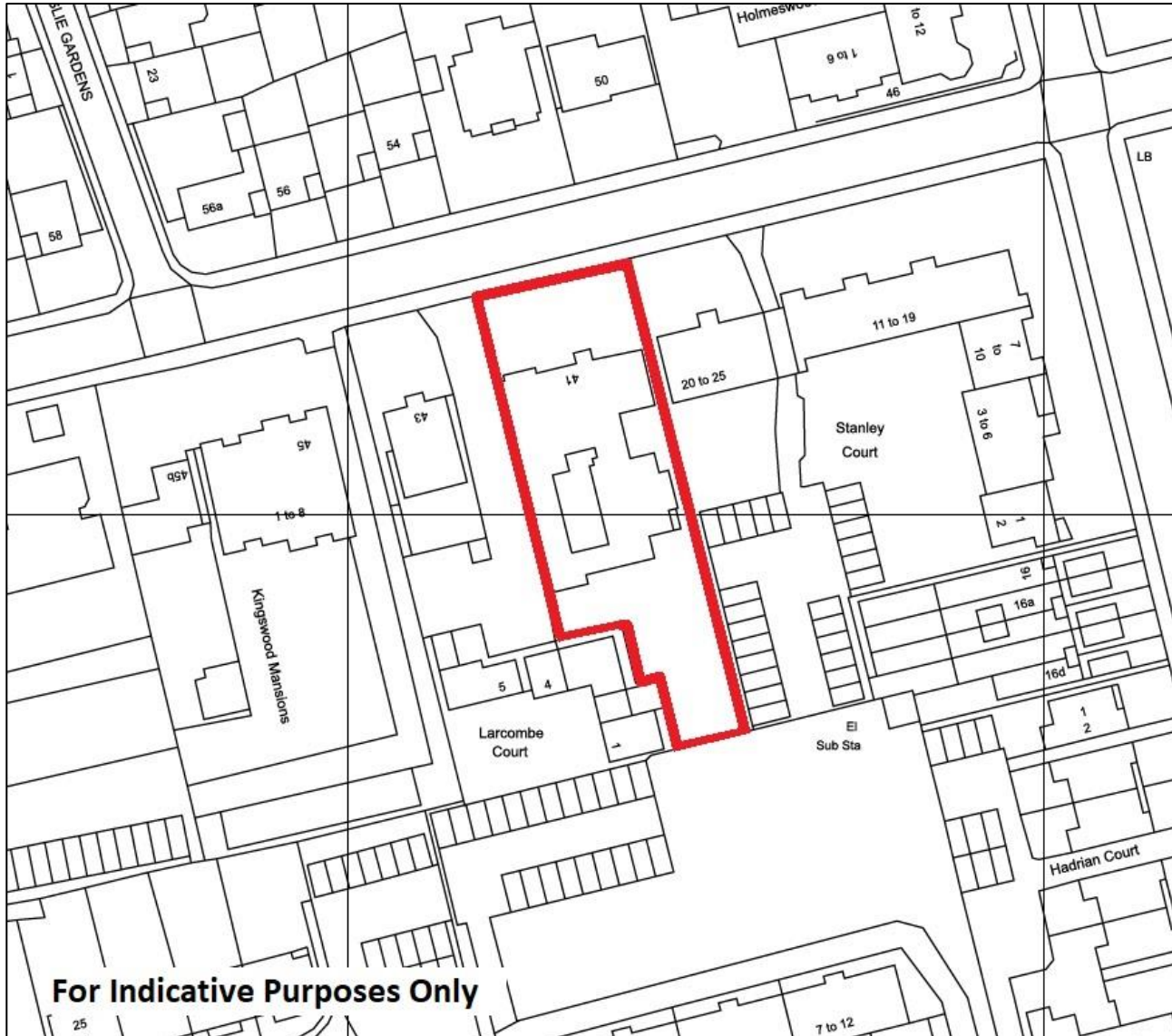
Floor plan for indicative purposes only - scaled plans available upon request



Location Map



Site Plan (for indicative purposes only)



Tenure

We are advised that the premises will be sold Freehold with full vacant possession.

Price

Offers are sought in excess of £1.5 Million for the Freehold interest.

VAT

VAT will not be applicable in this transaction.

EPC

The property has an EPC rating of B (38).

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of Identification will be required.

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Planning

Wellesley Lodge was formerly used as a Care Home, specialising in the care of adults over 65 with dementia.

All queries of a planning nature should be directed to the London Borough of Sutton.

Viewings

Strictly by appointment through Sole Agents:



Morgan Pérez

morganperez@centro.plc.uk

Paul Harwood

paulharwood@centro.plc.uk

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Centro for themselves and for the vendors of this property whose agents they are, give notice that: (I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Centro have any authority to make or give any representation or warranty whatsoever in relation to this property.