



# 1 and 3 Metcalfe Avenue, Carshalton **SM5**

Freehold Land Sale



Belmont

Kingston

Richmond Park

Wimbledon

Sutton

Carshalton Beeches

Dulwich Village

Central London

Dogs & Owners Guidance School

Stanley Park

Subject Property

Lavender Oaks Care Home

Oaks Park High School  
Football Field



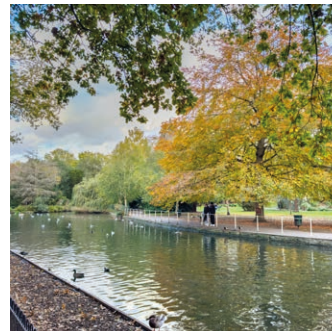
# Executive Summary.

## 1 and 3 Metcalfe Avenue, Carshalton, SM5 4AN

### **Freehold Land Sale.**

- The site comprises 3 buildings and is currently occupied by the Queens Elizabeth Foundation, a charity supporting individuals with brain injuries or neurological needs
- The site is located within the Green Belt, an Archaeological Priority Area and sits adjacent to a Site of Importance for Nature Conservation
- The main building comprises approximately 14,060 sq ft GIA (1,306 sq m GIA), Cedar Lodge comprises approximately 2,505 sq ft GIA (233 sq m GIA) and the garage comprises approximately 3,249 sq ft (318.55 sq m)
- The current planning use class is believed to be F1/ social and community use. Interested parties should satisfy themselves as to the current permitted use and any planning restrictions associated with their bid
- The site has the potential for continued social and community uses as well as future development, subject to planning permission
- Available to purchase with full vacant possession. The charity vacate the site in December 2025
- The site covers 1 hectare of land (2.47 acres) and has 2 vehicular accesses from the adopted highway

# Location Images



# Location

Nestled in the sought-after suburb of Carshalton, 1 and 3 Metcalfe Avenue enjoys a peaceful setting with excellent local amenities close at hand from leafy parks and historic ponds to charming high street cafés and local boutiques. This is a location that combines village charm with great city connections.

The property is within easy reach of Carshalton and Carshalton Beeches stations, providing regular rail services to London Victoria and The City of London.

Local shops, cafés, and restaurants are just a short walk away, while nearby parks such as Grove Park and Carshalton Park offer beautiful green spaces to relax and unwind. With a strong sense of community and excellent schools in the area, Carshalton remains one of South London's most desirable places.

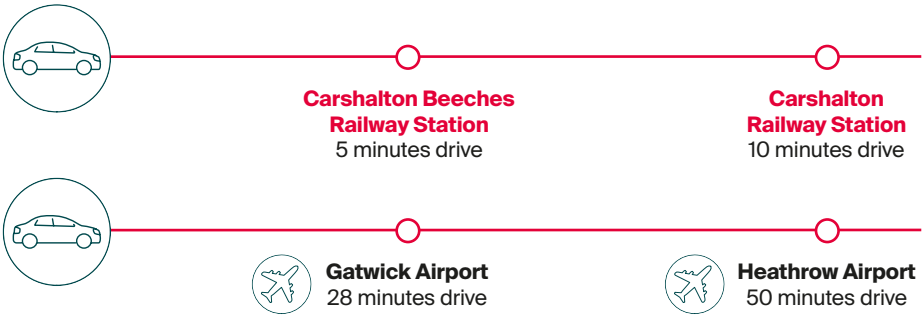


# Transport

With frequent train services and strong road links, 1 and 3 Metcalfe Avenue is perfectly placed for both daily commuting and weekend travel.

Road connections via the nearby A232, A217, and A23 offer easy access to Croydon, Sutton, and the wider South London area, as well as the M25 for routes to Gatwick and beyond.

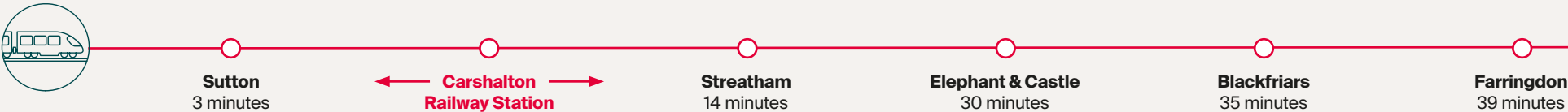
Carshalton Railway Station is located 10 minutes drive from the site and Carshalton Beeches is a 5-minute drive from the site.



## Southern Railway



## Thameslink



## Southern Railway





## The Site

The site is currently occupied by the Queen Elizabeth Foundation for Disabled People (QEF), a disability charity, to provide mobility advice, driving lessons and assessments and support for disabled people and those with age-related impairments.

The site was originally part of the Queen Mary's Hospital site which was the subject of a comprehensive redevelopment programme between 1998 and 2015 and the subject site remains the only area of the former hospital yet to be redeveloped.

The site is located within the Green Belt, an Archaeological Priority Area and adjacent to a Site of Importance for Nature Conservation.

The subject site, outlined in red below, is located in a principally residential area off Metcalfe Avenue, Carshalton SM5 4AW. It is approximately 1 hectare in area and comprises a mixture of buildings and soft and hard landscaping. Metcalfe Avenue is a public road which connects to the B278, Woodmansterne Road and is restricted to emergency vehicles only, approximately 150m beyond the site.

The site has been occupied since 1990 by the Queen Elizabeth Foundation for Disabled People (QEF). It incorporates a refurbished ward from the former hospital, which houses the offices and assessment centre, a covered parking area and a small test track. There is also a single storey residential building known as Cedar Lodge, located near the site entrance, which was originally used to provide residential accommodation for clients of the mobility centre.

## Development Potential

The property has the potential for alternative community / social uses included within the existing use class, subject to the necessary consents.

These could include (but not limited to):

- Care homes/care facilities and elderly people's homes
- Community/meeting halls and rooms
- Doctors
- Dentists
- Hospitals
- Other health facilities
- Hostels
- Launderettes
- Libraries
- Metropolitan Police
- Petrol filling stations
- Places of worship
- Bespoke premises for the voluntary sector
- Schools and other educational establishments
- Sport facilities
- Youth facilities
- GP's

## Floor Areas - Existing



Red line showing indicative site boundary.

Building	GIA (sq ft)	GIA (sq m)
Cedar Lodge	2,505	233
Main Building	14,060	1,306
Garage	3,249	318.55
<b>Total</b>	<b>19,814</b>	<b>1,857</b>



# Site Images





# Building Images (internal and external)

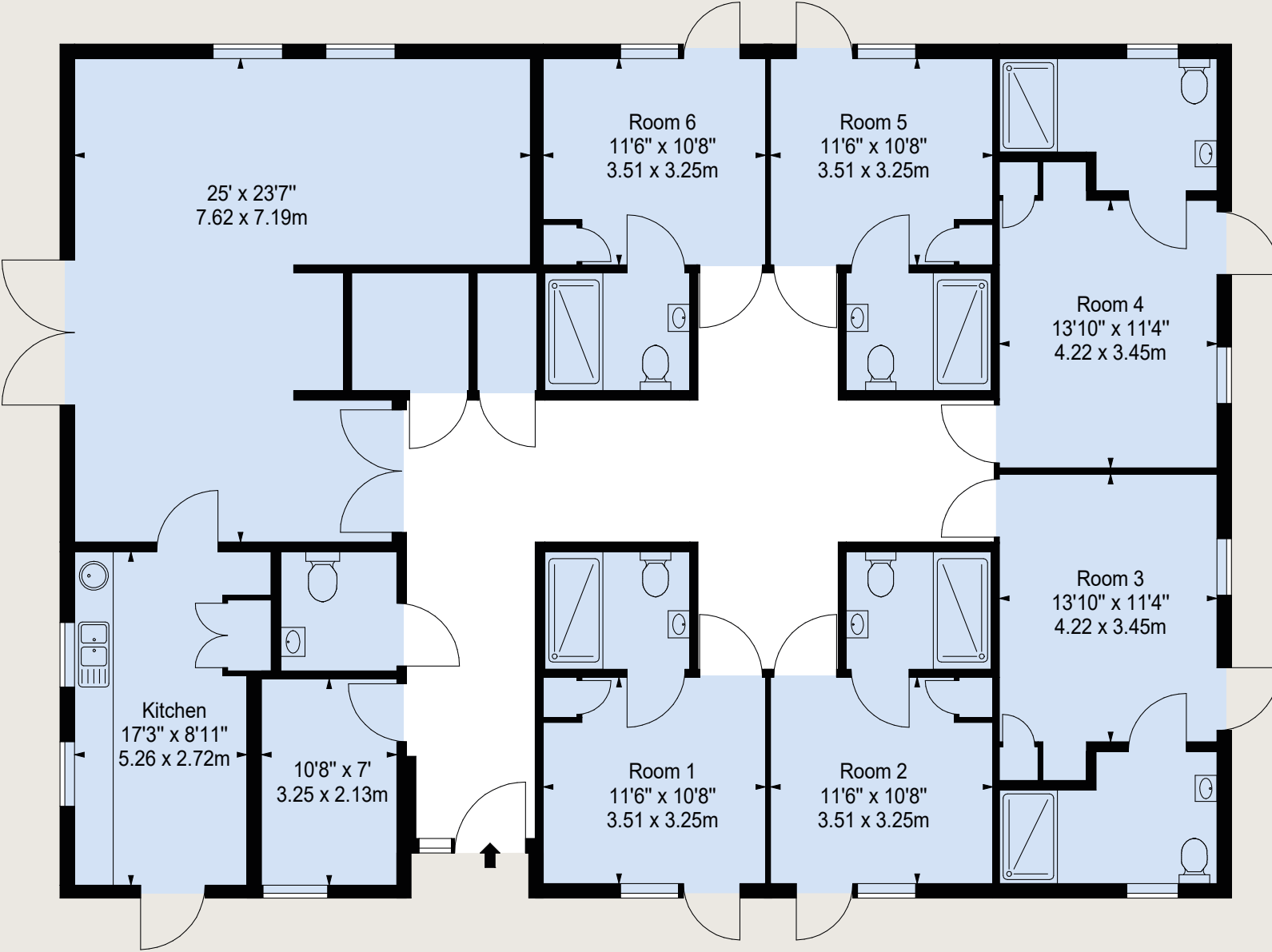




# Floor Plans - Existing

## Cedar Lodge

Approx. Gross internal area  
2,505 sq ft - 232.71 sq m

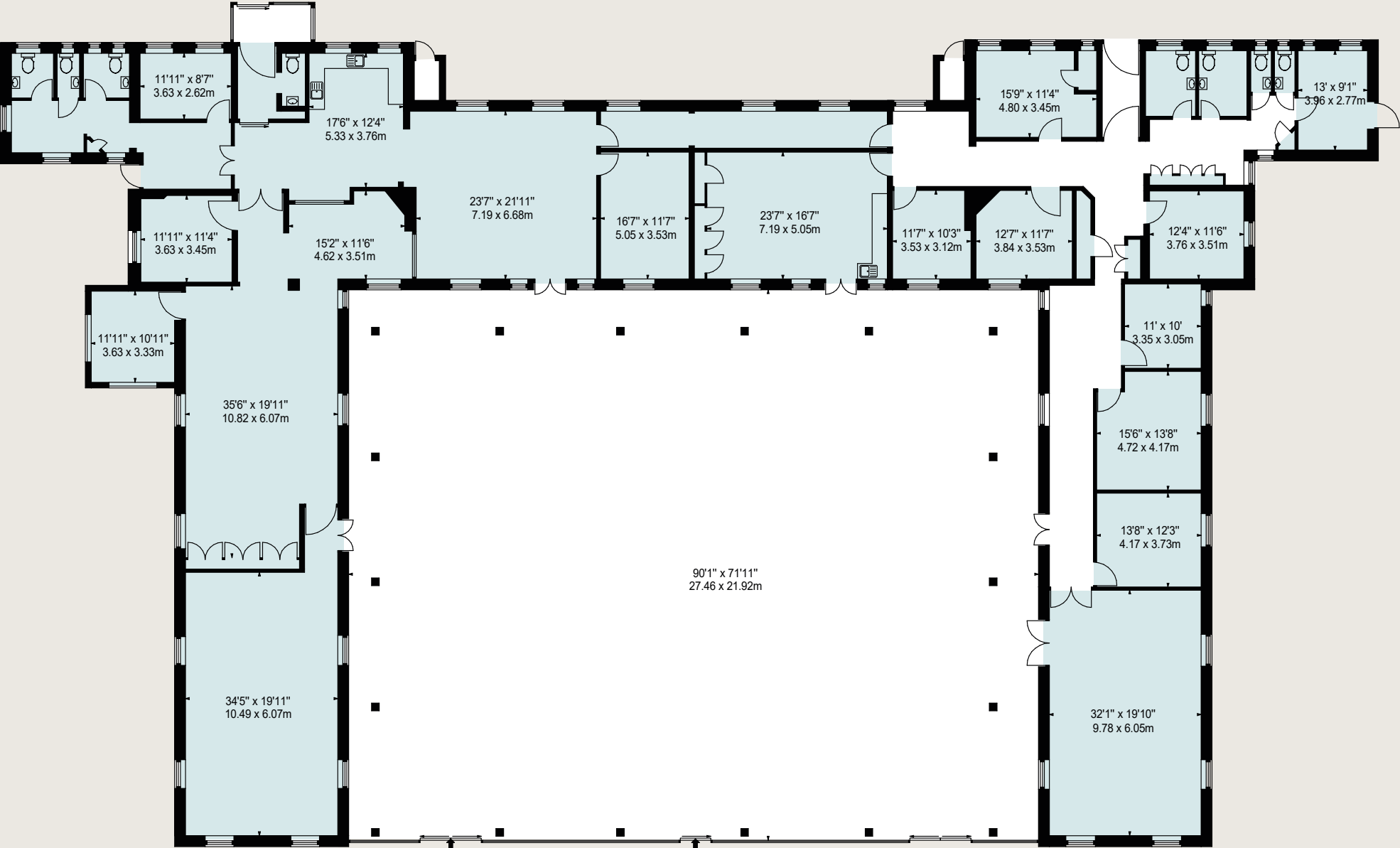




# Floor Plans - Existing

## QEF Mobility Centre

Approx. Gross internal area  
14,060 sq ft - 1,306.17 sq m

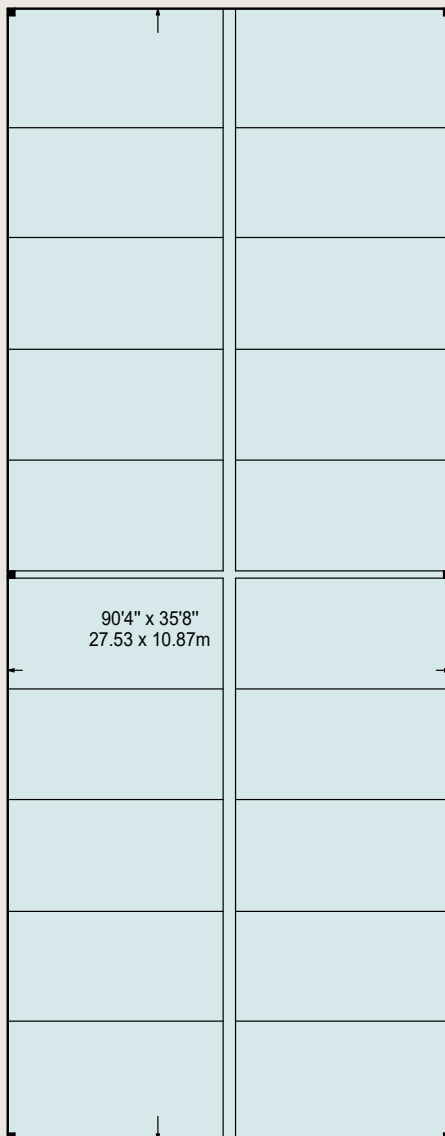




# Floor Plans - Existing

## Garage

Approx. Gross internal area  
3,249 sq ft - 318.55 sq m



# Legal Title /Tenure

The property is held Freehold. All pertinent information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

# Viewings

The site can be externally inspected from the public highway. The property may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

# Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

# VAT

We understand that the property is not elected for VAT.

# EPC

This is available to view on the dedicated website.

# Method of Sale

The site is for sale by private treaty.

# Further information

Further information is available on our dedicated website.

# Dataroom link

Click **here** to view the online dataroom.

# AML

A successful bidder will be required to provide the necessary information to satisfy AML requirements.

# Debt Advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients through the financing process to make it simpler and faster to secure optimal lending terms.

For more information, please contact  
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Particulars dated December 2025. Photographs dated November 2025.

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