

**Old Palace of John Whitgift School,
Pre School & Preparatory School,
Melville Avenue**

South Croydon, CR2 7YN



The Opportunity

Old Palace of John Whitgift School, Pre-School and Preparatory School

- ▶ Freehold opportunity located 1 mile from South Croydon station.
- ▶ An exciting opportunity - suitable for continued educational uses, and with the potential for alternative uses, refurbishment and development, including residential or mixed use, subject to the necessary permissions.
- ▶ Existing floor space of approximately 66,131 sq ft (6,144 sq m).
- ▶ Site extends to approximately 1.897 hectares (4.668 acres).
- ▶ The property is currently used as a day school and therefore is assumed to fall within Class F1a (formerly D1).
- ▶ For sale as whole or in lots/parts. Vacant possession on completion.
- ▶ Price available upon request.



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Description

The property at Melville Avenue represents a rare opportunity to acquire a substantial freehold in a sought-after south London location. It presents either as a refurbishment opportunity for continued educational use or for alternative uses and development, subject to all necessary consents.

The property features multiple buildings throughout the site, with the primary structure being a detached late Edwardian style building. The buildings on the site extend to 66,131 sq ft with the total site area being 4.67 acres. The property is well located being within easy reach of South and East Croydon stations, both providing direct services into Central London locations in around 30 minutes.



Main Building

Accommodation

The property includes several buildings across the site, with the main building being a detached late Edwardian style. This building accommodates numerous classrooms, all of which are presented to a high standard and have been well maintained. The ground floor of the main building provides a small school hall showcasing many original features such as exposed beams and a large stained-glass window. Situated on the first floor is a large, air-conditioned library.

Further up the hill the site provides more recent additional buildings. One such addition is a two-storey, flat-roof structure likely dating back to the 1960s. Included within this building is a large assembly hall with classrooms above for early years. A further later addition is the Centenary building, constructed from brick and comprising three floors. Additionally, there is a separate brick-built detached gymnasium and music building, which dates back to the 1980s.

Further along Melville Avenue, adjacent to the school playing field, is a detached Edwardian building known as The Limes, which is currently unoccupied. The site also benefits from an abundance of outdoor space, including a large playing field along with three hard-surfaced multi-use games courts.



Sports Hall



Assembly Hall



Classroom



Office Space

Existing site looking south east



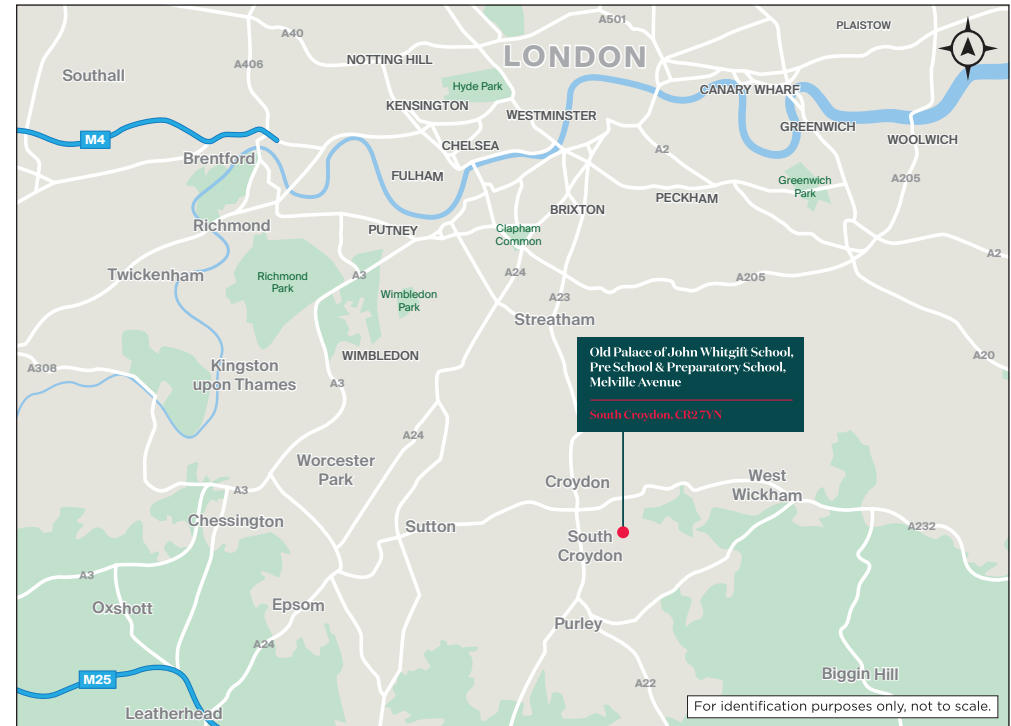
Melville Avenue | South Croydon | CR2 7YN

Location

The Property is located on Melville Avenue in the London Borough of Croydon administrative area, approximately 10 miles to the south of central London. Croydon town centre lies to the northwest, providing a vibrant and diverse urban area known for its blend of commercial, residential, and cultural amenities.

In recent years, Croydon has undergone numerous major regeneration projects that have transformed the town centre. Continued investment aims to enhance Croydon's status as a key economic and cultural hub within Greater London.

The town centre also acts as a key transport hub with railway stations providing fast connections to central London, Gatwick Airport, and beyond. South Croydon railway station is situated approximately 1.0 miles to the north-west of the Property and provides direct access to London Bridge (21 mins), London Blackfriars (27 mins) and London St Pancras (36 mins). The Lloyd Park tram stop is less than half a mile away and provides links to East Croydon Station that also provides swift services into Central London.



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Coombe Park, Croydon



Croydon Town Hall



Croydon High Street



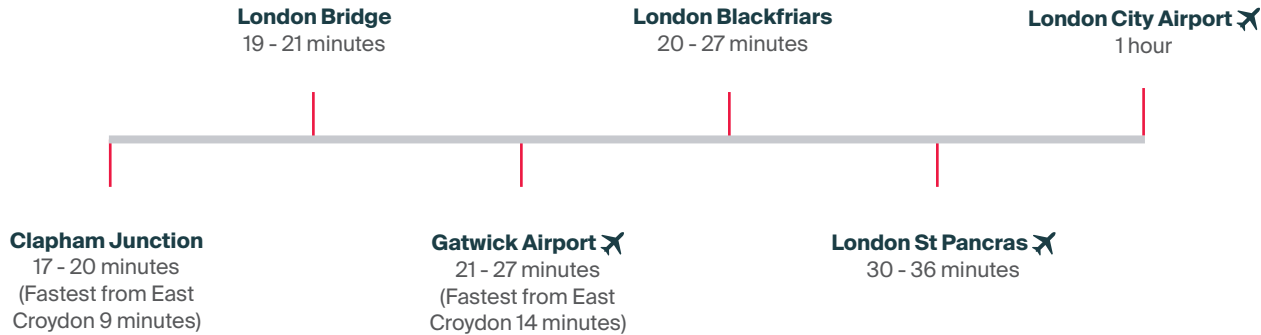
Existing site looking north

Communication



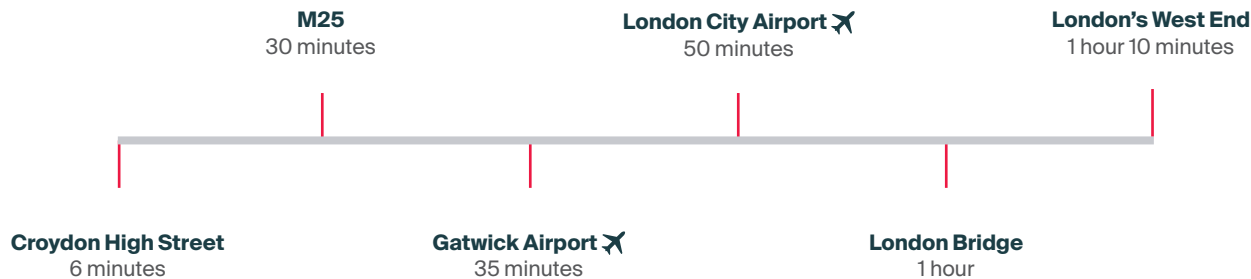
BY TRAIN (FROM EAST CROYDON OR SOUTH CROYDON)

APPROXIMATE AVERAGE TIMES



BY CAR (FROM MELVILLE AVENUE)

APPROXIMATE AVERAGE TIMES



Disclaimer: Distances and times are approximates taken from Google Maps



Train Stations & Tram Stops

- ▶ **Lloyd Park (Tram Stop)**
0.4 miles to the north
- ▶ **Coombe Lane (Tram Stop)**
1 miles to the east
- ▶ **South Croydon (National Rail)**
1 mile to the north west
- ▶ **East Croydon (National Rail)**
2 miles to the north west



Road

- ▶ 2.2 miles to the A22
- ▶ 9 miles to J6 of M25
- ▶ 12 miles to J4 of M25



Bus

- ▶ Several bus services providing access to Central London



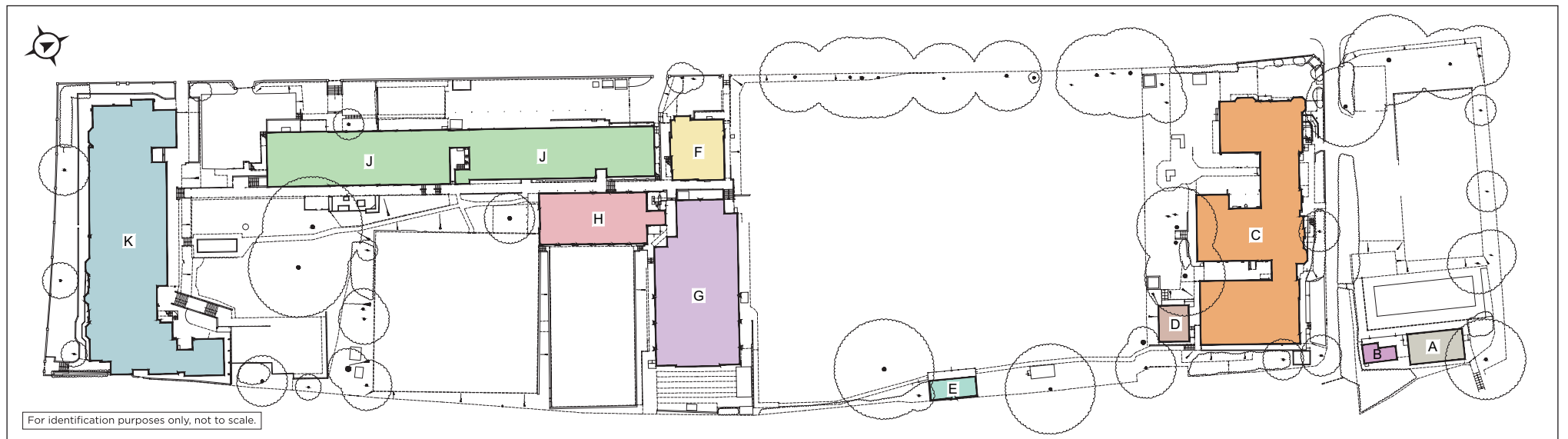
Air

- ▶ Gatwick is the closest international airport being approximately 20 miles to the south, accessible within 40 minutes by road

Site Plan and Building Areas



Building Name	Sq ft (GIA)	Sq m (GIA)
A	664	61.7
B	199	18.4
C	14,985	1,392.2
D	453	42.1
E	368	34.1
F	3,213	298.5
G	5,284	490.9
H	6,697	622.2
J	15,110	1,403.8
K	19,158	1,779.9
Total	66,131	6,143.7





View from Melville Avenue



Playground



Classroom



Music Hall



Additional Information

Title and Tenure

This property is held under several freehold titles, all of which can be found in the data room.

Contents

Some contents may be available for sale separately, upon request. Extent of contents may have altered since the images were taken and at the time of any inspection.

EPC Ratings

Building Name	EPC Rating
Building A	C
Building C	D
Building F	E
Building G	D
Building H	C
Building J	D
Building K	D

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 their proposed use.

Charities Act 2022

The property sale is subject to the provisions of the Charities Act 2022.

Inspections

Strictly by prior appointment with Knight Frank. 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.

VAT

We understand that the property has not been elected for VAT.

Fixtures and Fittings

No fixtures and fittings are included in the price.

Method of Sale

The property is for sale by private treaty via informal tender.

Further Information

Further information including legal documents, EPC rating and floorplans are available on our dedicated data room.

Please email emma.cleugh@knightfrank.com or sam.vandeveldel@knightfrank.com for access.

Contact us.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024.

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