

An aerial photograph of a large, three-story red brick building with a grey slate roof and multiple chimneys. The building features a central pedimented entrance and numerous white-framed windows. A small tree stands in front of the entrance, and a white door is visible. The building is surrounded by greenery and a paved area. In the background, other brick buildings and trees are visible under a blue sky with scattered clouds.

Former Oakwood School, Coombe Road, Croydon, London **CR0**

A Rare Educational Opportunity.



Outlines for indicative purpose only

The Opportunity.

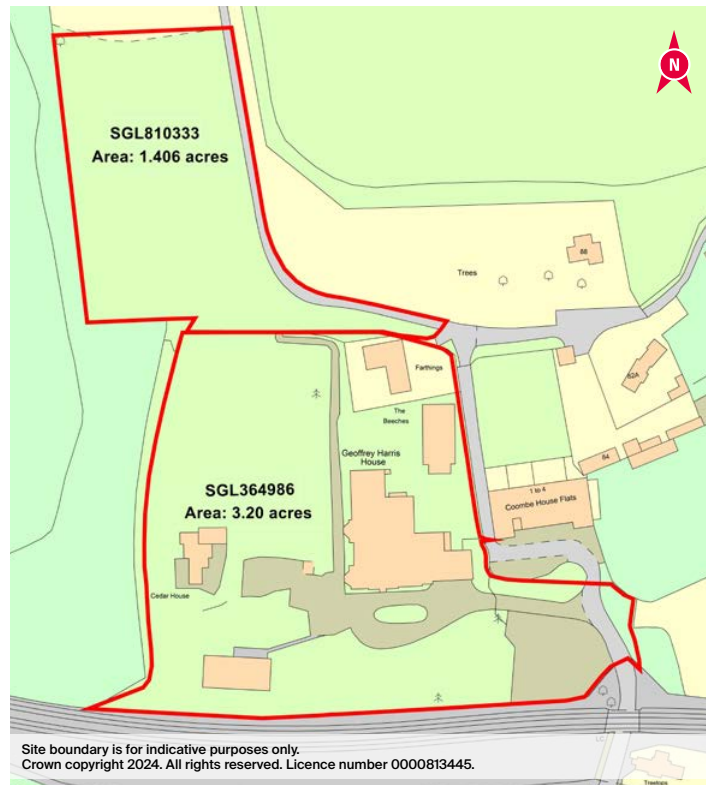
Oakwood School, Coombe Road, Croydon, London, CR0 5RD

- School for sale freehold with vacant possession
- Existing floor space of approximately 26,630 sq ft GIA
- Site extends to approximately 4.6 acres (1.86 ha)
- Currently benefits from a license with the London Borough of Croydon to occupy an additional c.6 acres of sports pitches
- An exciting educational development/refurbishment opportunity, with the opportunity for a change of use (subject to the necessary permissions)
- Last occupied by an independent school educating pupils from age 3 – 11
- Price available upon request

Location

The Property is located just to the north of Coombe Road (A212) and the Tram Line. Located within the London Borough of Croydon, the site is approximately 10 miles to the south of central London. Croydon town centre sits to the north-west, offering a vibrant and diverse urban area known for its mix of commercial, residential and cultural amenities while also being subject to major regeneration projects over recent years. Plans for continued investment in Croydon seeks to boost its status as a key economic and cultural hub within Greater London.

The open parkland of Lloyd Park is located directly adjacent to the property. This 114-acre park includes additional facilities to be enjoyed such as rugby and football pitches, bowls, tennis courts, café and areas of mature woodland.



The town centre serves as a major transport hub, with railway stations offering quick connections to central London, Gatwick Airport, and beyond. South Croydon railway station, located approximately 1.5 miles west of the property, provides direct access to London Bridge in approximately 20 minutes. East Croydon railway station, approximately 2 miles northwest of the property offers direct routes to London Victoria (16 minutes), London Bridge (14 minutes), and Gatwick Airport (15 minutes). Coombe Road offers convenient access to the A23/M23 and A24, both of which connect to the M25 at junction 7 and 9, respectively.



Communication



National Rail
South Croydon
 1.5 miles to the west
East Croydon
 2 miles to the north- west



Tram
Lloyd Park
 0.5 miles to the west



Overground
West Croydon
 2.3 miles to the north- west



Road
 2.5 miles to the A23
 9.4 miles to the A24
 9.2 miles to J6 of M25
 10 miles to J9 of M25
 14.4 miles to J7 of M25



Air
Gatwick is the closest international airport being approximately 18.5 miles to the south, accessible within 35 minutes by road.

Distances and times are approximates taken from Google Maps.

Description

Oakwood school represents a rare and exciting opportunity to acquire a substantial freehold property in a desirable and secluded south London location. It presents either as a refurbishment opportunity for continued educational use or for alternative uses and development, subject to the necessary consents.

The Property is freehold with a mix of buildings of varying ages, architecture and construction. The main building, Coombe House, formerly known as Geoffrey Harris House, is a Grade II listed building dating back to 1761.

The Property is set within an abundance of green space, nestled within Lloyd Park and the Addington Hills giving the immediate locality a rural and spacious feel.

The site benefits from a generous provision of outside space, with mature gardens and a private MUGA pitch located in the northern part of the site. The freeholder additionally benefits from a license with the local council for use of an adjacent area of Lloyd Park, utilised as sports pitches.

Historical context

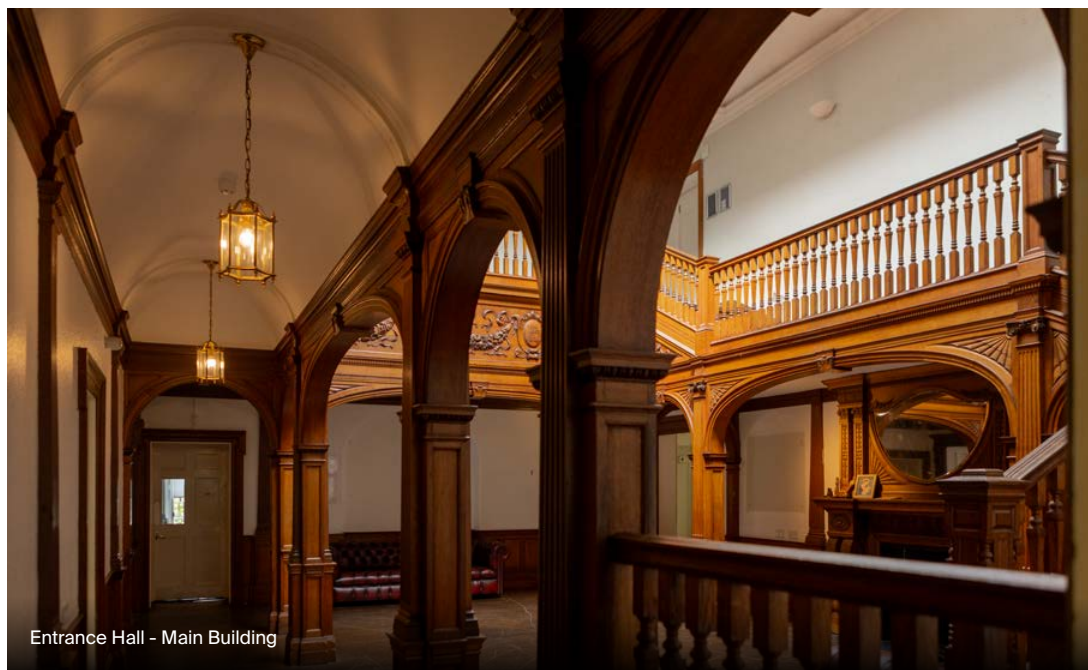
The property is believed to have been originally built in the 17th century as a residential home, ownership has changed hands several times with notable owners until Frank Lloyd's death in 1927. A decade after Lloyd's death, the house had become a convalescent home for army officers. Following the war, the house was used as St Margaret's School for handicapped children (1946-85) – the first school in the country for children with cerebral palsy. An extension was constructed between 1942 and 1954.

From 1985 Coombe House was a residential care home for those with mental health and learning difficulties within the Surrey and Borders Partnership NHS Foundation Trust. This was renamed in 1988 after Dr Geoffrey Harris, a consultant at St Lawrence's Hospital for the mentally handicapped in Caterham, who died in 1987.

As of 2013 the house has been a school. Firstly, The Cedars School, an independent secondary school for boys. The school vacated the campus in July 2021 with Oakwood School taking up residence as an independent primary school. The building is currently vacant.



Southern Elevation - Main Building



Entrance Hall - Main Building

Accommodation

Main Building

The main school is accommodated within Coombe House (later Geoffrey Harris House, Oakwood School and Cedars School), a Grade II listed building dating from 1761 and originally part of the Coombe Estate. It is a substantial building in red brick with sash windows and blind boxes, and listed in 1951.

The main building is built over four floors, two storeys above a basement with classrooms within the roof space, lit by regularly spaced dormers. The roof is hipped and was replaced in the late 20th century to accommodate a higher pitch than the original.

Accommodated within the main building are numerous well sized classrooms, some specialist, such as art and science classrooms. Further accommodated is a commercial kitchen and dining room, staff offices, and a beautifully designed chapel.

Many of the original decorative features remain within the building, providing a wealth of character within the classroom spaces with a mixture of Edwardian and neo-Georgian plasterwork. The central staircase hall is of excellent Edwardian grandeur and drama with its dark wood panelling and impressively designed lightwell.

Park Lodge

Built over two storeys as a residential building formally used as the headmaster's house (also known as Cedar House). Constructed in 1967 within the grounds to the west of the main building, Park Lodge could possibly provide a four-bedroom House. More recently it has been used to provide changing facilities, a common room and staff offices. It is believed to be of no architectural or historic significance.

The Beeches

Built over ground and one upper floor, the building has most recently been used as the nursery for Oakwood School. The building provides excellent educational space with its three large open plan classrooms and associated staff offices.

The Farthings

Built over a single storey, the Farthings is understood to have accommodated PE. The building provides several smaller rooms that accommodate predominantly changing facilities and showers. There is also staff offices and classrooms accommodated within the building.

Classroom Block

Located in the southwest corner of the site, the single storey prefabricated classroom block provides three well-proportioned classrooms.

Outside Facilities

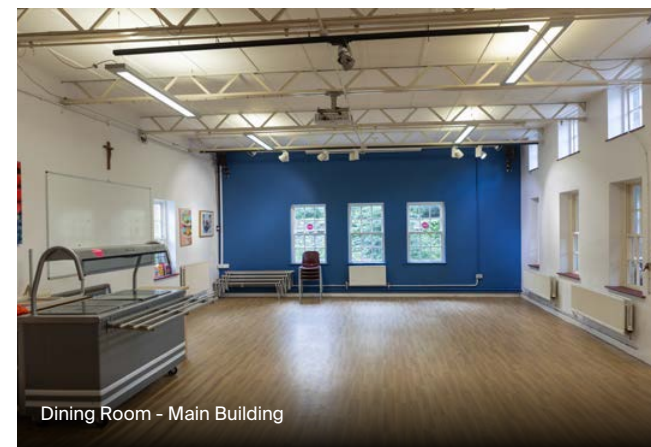
The site has a rural and secluded feel with the buildings located in the centre, surrounded by a mix of woodland with several feature trees dispersed across an area of maintained grassed areas. At the centre of the main building and between that of the former nursery building is an area of outside soft play, formally utilised by the nursery.

Beyond the immediate fenced site is an additional area of freehold land that accommodates the Multi Use Games Area (MUGA). Directly to the east is an area of Lloyd Park that is occupied via license from the local council. The occupied area totals approximately 6 acres and accommodates several full size sports pitches and four cricket nets. The area is not exclusively contained but is a rare facility for educational facilities within London.

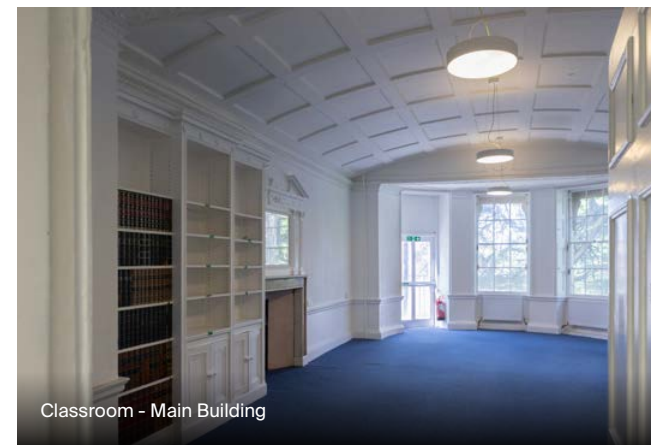
The main car park is outside the fenced site but is owned freehold and has a capacity for approximately 50 cars on a tarmac surface. There are additional parking spaces within the fenced area in front of the main building.

Ice House

An Ice House is located within the grounds of the School, a key feature of the original residential house and is understood to have been constructed in the 18th century. It is Grade II listed.



Dining Room - Main Building



Classroom - Main Building



Classroom - Main Building



Sports Pitches



Classroom - Main Building



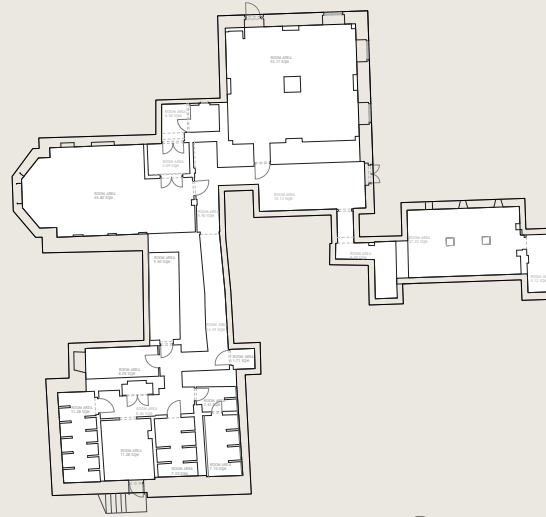
Kitchen - Main Building

Floor Plans

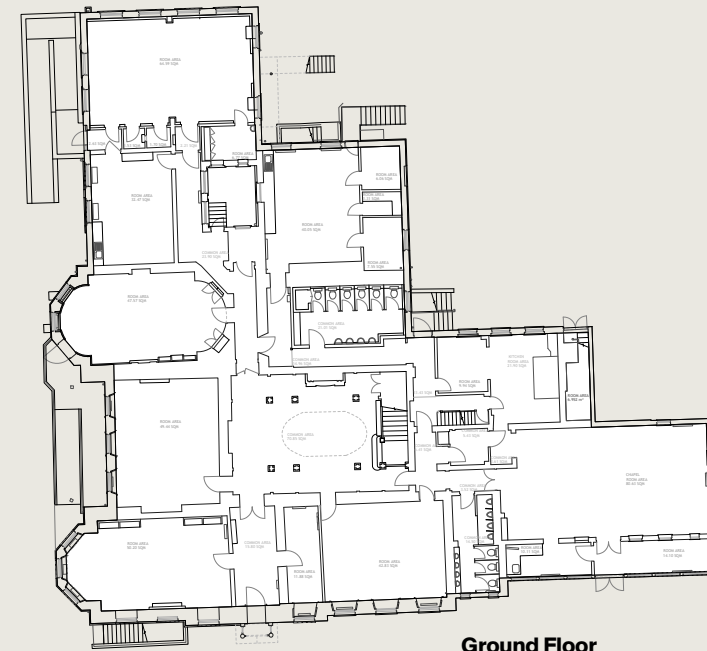
Building	Floor	GIA (sq m)	GIA (sq ft)
Main Building	Basement	313.4	3,373.4
	Ground	812.7	8,747.4
	First	537.6	5,787.1
	Second	163.0	1,754.8
Total		1,826.73	19,662.74
The Farthings	Ground	140.3	1,509.9
Total		140.27	1,509.85
The Beeches	Ground	176.3	1,897.5
	First	153.7	1,654.2
Total		329.96	3,551.66
Park Lodge	Ground	119.9	1,282.1
	First	57.9	623.4
Total		177.03	1,905.53
Prefab Classroom Block	n/a	n/a	n/a
Sub Total		2,473.99	26,629.78

*Total area excluding stores and loft space.

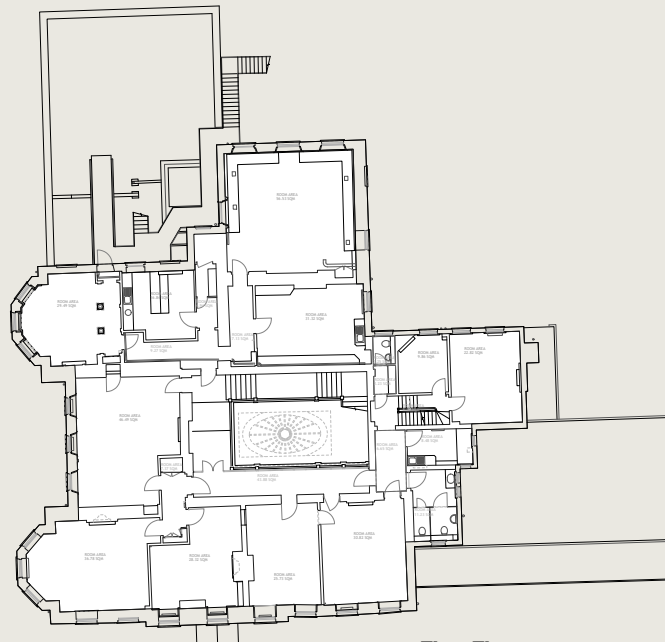
Main Building



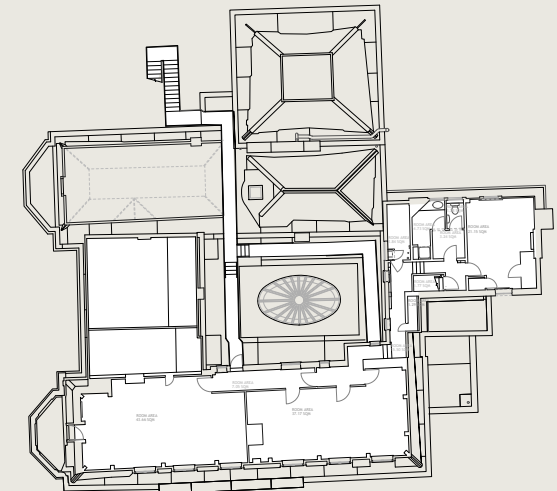
Basement



Ground Floor

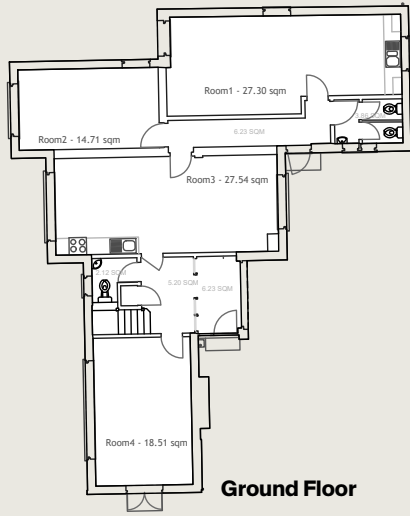


First Floor

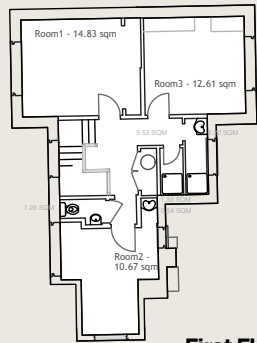


Second Floor

Park Lodge



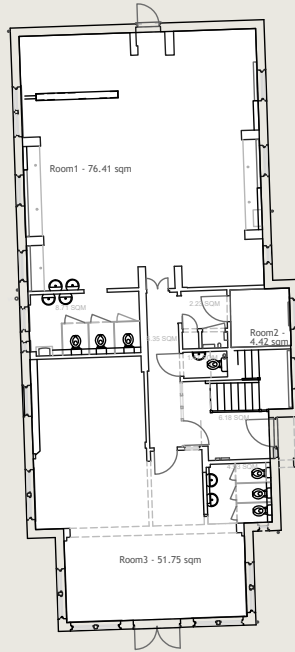
Ground Floor



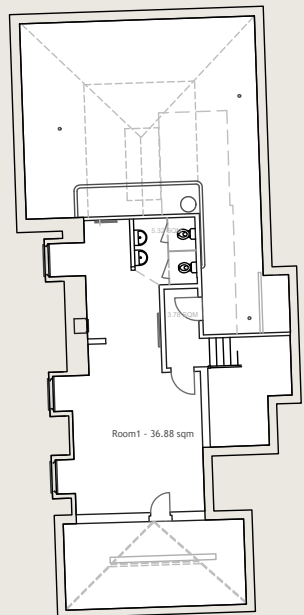
First Floor

Not to scale

The Beeches



Ground Floor



First Floor

The Farthings



Ground Floor



Ground Floor Nursery



Head Teachers Office



Chapel



MUGA

Planning

Local authority is London Borough of Croydon.

Two buildings are Grade II Listed and the site is located within a Site of Nature Conservation Importance.

Title and tenure

The Site is held freehold under title numbers SGL810333 and SGL364086 with vacant possession available.

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.

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.

Charities Act 2022

The disposal is subject to the provisions of the Charities Act 2022.

Fixtures and fittings

No fixtures and fittings are included in the price.

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.

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 jasper.upton@knightfrank.com for access.



Classroom - Main Building



Classroom - Main Building

Contact us.

Jasper Upton
Associate
020 3967 7177
jasper.upton@knightfrank.com



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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