

**On the instructions of the
Joint Administrators**



**Online
Auction**

Thursday 26th November 2026



**83 Glengall Road,
Woodford Green, Essex, IG8 0DP**

SW

Sanderson
Weatherall

Freehold detached care home of approximately 345.13 sq m (3,715 sq ft) with potential for conversion to residential.
Vacant possession

- Guide Price: £550,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of the Joint Administrators
- ▶ Freehold detached care home
- ▶ Potential for conversion to residential, subject to consents
- ▶ 345.13 sq m (3,715 sq ft)
- ▶ Vacant possession
- ▶ 30 business day completion period



Location

Woodford Green is located 3 miles north of Wanstead, 2.5 miles south-east of Chingford, 3 miles north-east of Walthamstow and 18 miles north-east of central London.

The area is well served with transport routes including the North Circular Road (A406), Eastern Avenue (A12), M11 motorway as well as London Underground services (Central Line) at Woodford station and is in easy reach of London overground services too.

A range of bars, cafes and local shopping amenities can be found along The Broadway.

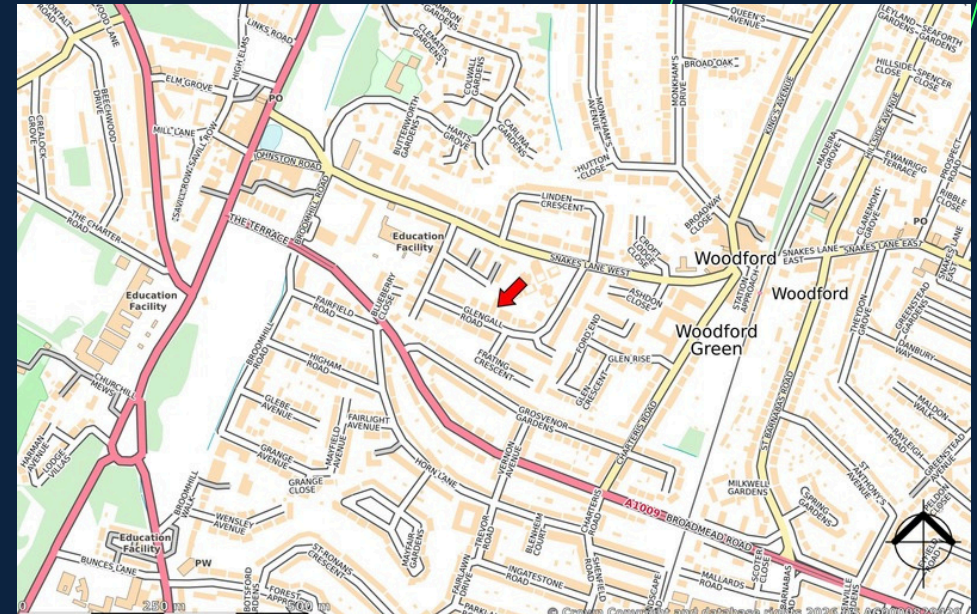
The property is situated on the north side of Glengall Road almost opposite the junction with Frating Crescent, which is a largely residential street, looping from and back to Snakes Lane West.

Description

The property comprises a detached double fronted three storey care home of traditional brick construction with part rendered elevations, beneath a pitched tiled roof of approximately 345.13 sq m (3,715 sq ft). The property has been extended and there is a covered walkway to the rear ground floor annexe.

The care home is registered for seven residents.

The property is in a dated condition and requires refurbishment or would suit a change of use to residential subject to consents.



Accommodation

Address	Floor	Sq M	Sq Ft
83 Glengall Road	Ground	162.47	1,749
	Annexe (rear)	38.57	415
	First	107.17	1,154
	Second	36.92	397
Total		345.13	3,715

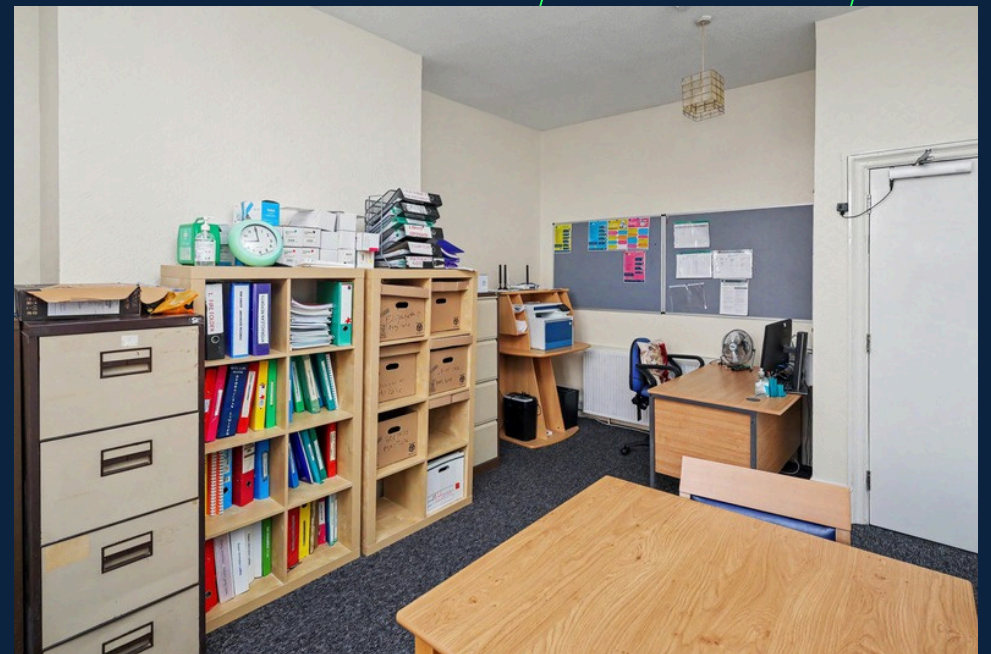
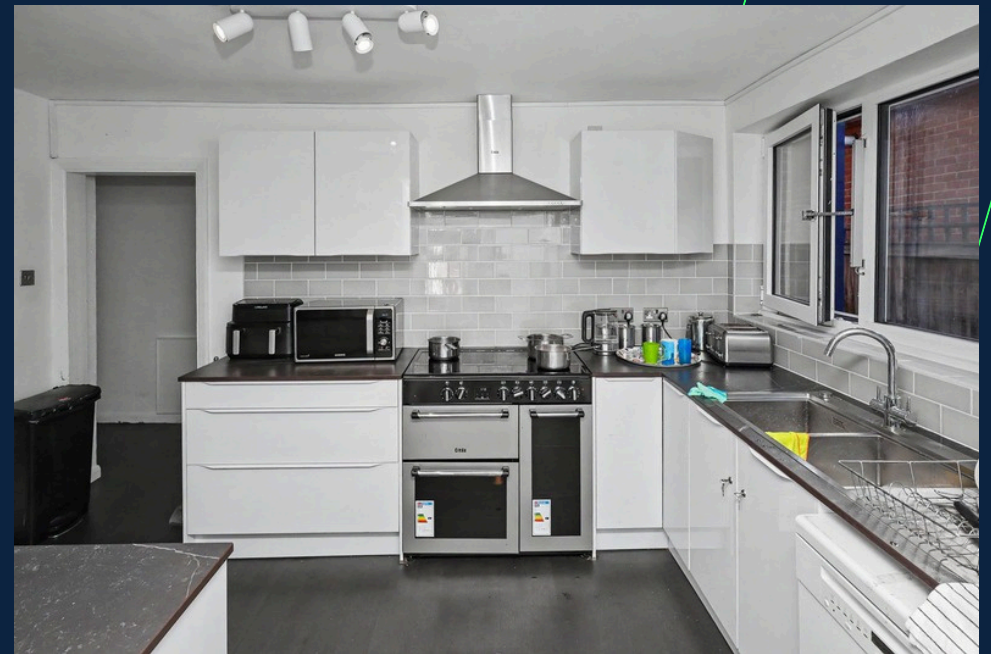
Note:

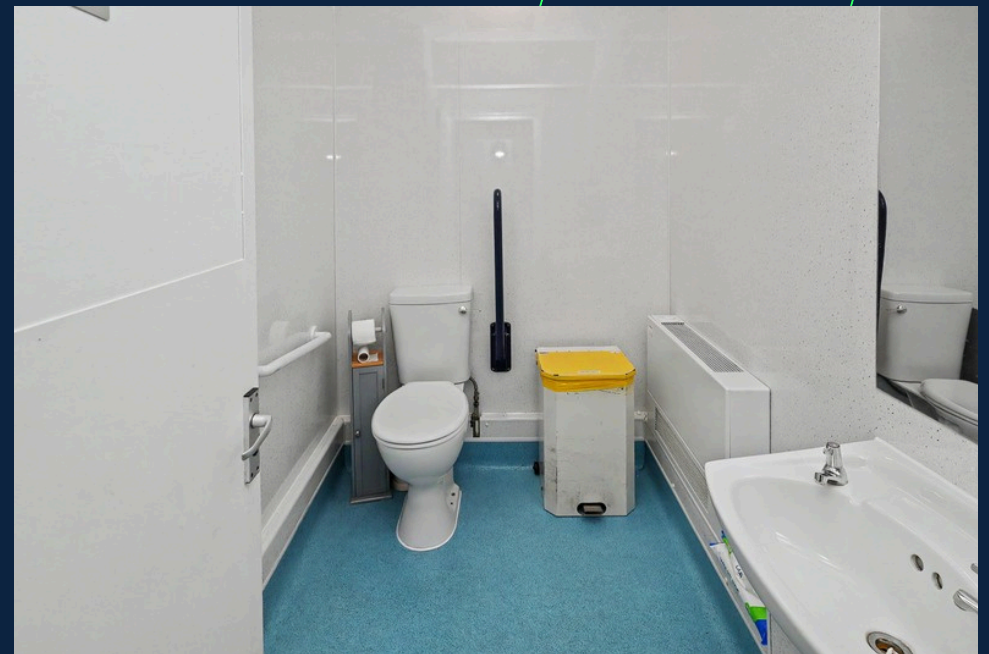
The property is currently occupied, but vacant possession will be provided upon completion.

Planning

Local Planning Authority – London Borough of Redbridge (020 85545000) www.redbridge.gov.uk







Floor Plans

Approximate Gross Internal Area
500 sq.m / 5380 sq.ft



Overseas travel height below 1.5m

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Guide Price

£550,000

Tenure

Freehold

EPC

Awaiting

VAT

Refer to the legal pack

Sanderson
Weatherall**Contact: 020 7851 2100**Website: www.swpropertyauctions.co.uk**Seller's Solicitor**

Womble Bond Dickinson LLP

Laura Beardsmore | 0113 290 4481 | laura.beardsmore@wbd-uk.com

Henry Mayne

Tel: 07764407422

Email: henry.mayne@sw.co.uk

Philip Waite

Tel: 07511 873005

Email: philip.waite@sw.co.uk**sw.co.uk**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Dated - 12/10/2026