

FOR SALE

FREEHOLD C2
CHILDREN'S HOME



whozoo.

 **54 Woodcote Grove Road, Coulsdon, Croydon CR5 2AB**

Price **£975,000**



Property Type

FLEXIBLE COMMERCIAL



Size

2,542 SQFT



Tenure

FREEHOLD



Borough

CROYDON



Planning Granted

NO



Existing Use

USE CLASS C2

Tenanted



No

Local Train Stations



Coulsdon Town (0.3 miles)
Smitham (Coulsdon Town) (0.3 miles)
Coulsdon South (0.7 miles)

VAT Applicable



No

Rateable Value



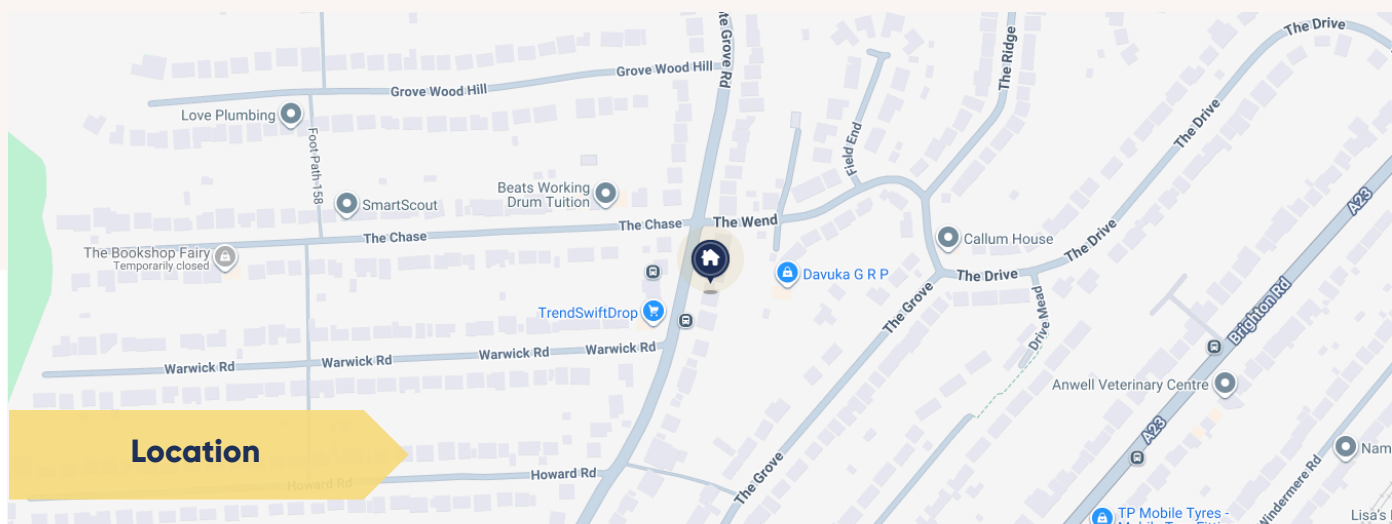
N/A

EPC



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Location



Additional Information

Woodcote House presents a rare opportunity to acquire a substantial C2 Use Class supported living property in the highly sought-after residential area of Coulsdon. Extending to approximately 236.2sqm (2,542 sq ft), the property comprises four bedrooms, an office, garage and a large private rear garden, making it well suited for continued supported living, care-related occupation or alternative specialist residential uses, subject to any necessary consents.

In 2009 under planning reference 09/00316/LP planning was granted for the use as a Children's Care Home for a maximum of 5 children with one carer living and sleeping at the property. The property was valued at £1,200,000 as a C3 residential house from local estate agents so poses a clear development angle for prospective purchasers.

Viewings are available upon request.

Offers in excess of £975,000.





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