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**FOR SALE**

**F1 USE PROPERTY FOR SALE – 3,015 SQ FT (280 SQ M)  
REEDHAM PARK SCHOOL, 71A OLD LODGE LANE, PURLEY CR8 4DN**

## EXECUTIVE SUMMARY

- The site currently comprises a selection of school buildings, including 6 classrooms and an open area of playing field.
- The site currently operates under F1 Use Class.
- Total site area is 0.612 acres (0.248 hectares).
- The Gross Internal Floor Area extends to 3,015 SQ FT (280.13 SQ M).
- Held under four separate freehold titles SGL213733, SGL9233, SGL29684, SY182209.
- Located within close walking distance of Reedham railway station.
- Offers are invited in region of **£800,000** for the freehold interest.



**VIEWINGS – 020 8662 2700**

**Richard Plant**

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**Matt Morris**

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## LOCATION

The site is located on Old Lodge Lane, Purley and comprises a back-land site that is entirely surrounded by residential properties and their gardens. The area is typified by residential properties of a reasonable size fronting Old Lodge Lane.

Reedham Railway Station is located 0.5 miles north of the site and Coulsdon Town Railway Station is located 1.4 miles west of the site, both providing services to London Bridge and Tattenham Corner. A bus stop is located opposite the site, providing services into Purley, Croydon and Wallington.

## DESCRIPTION

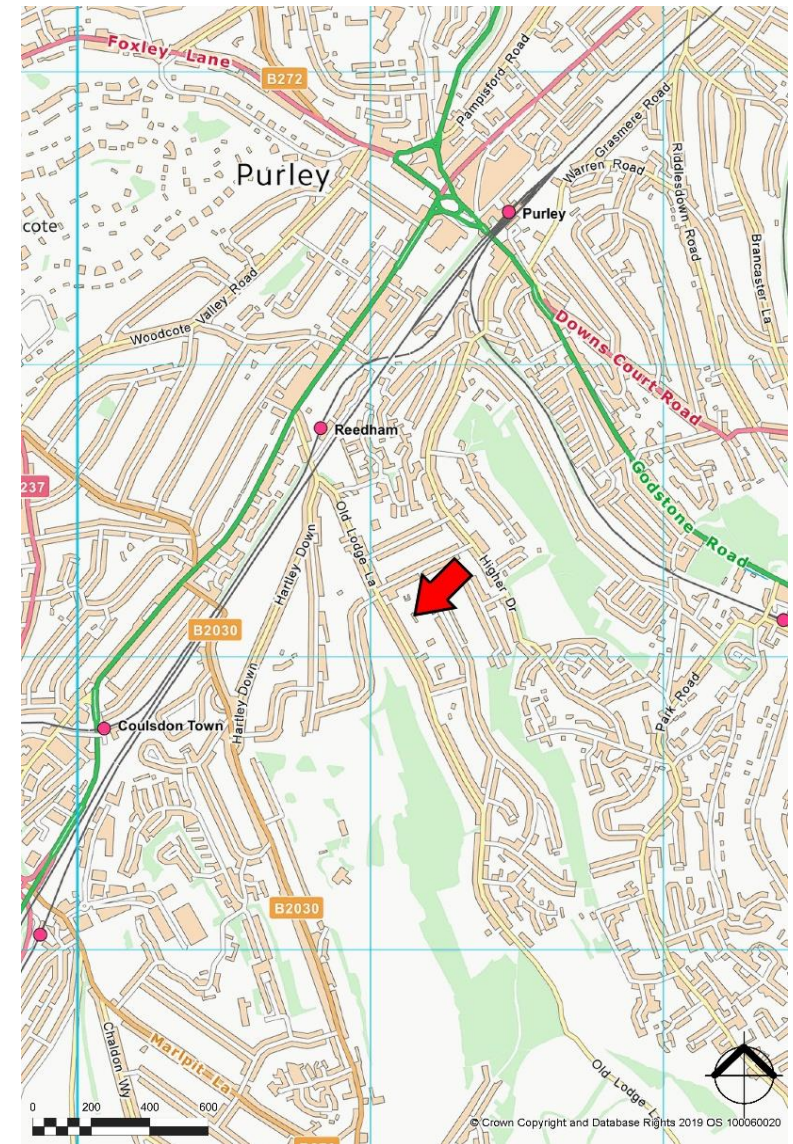
The site currently comprises a selection of school buildings, including six classrooms, an astro-turfed playground and an open area of playing field; all held under four separate freehold titles. The site currently operates under D1 Use Class and has been used as a school since 1932.

The total site area is 0.612 acres (0.248 hectares). The Gross Internal Floor Area of the site extends to 3,015 SQ FT (280.13 SQ M).

## DEVELOPMENT OPPORTUNITY

This site may be suitable as a residential development opportunity, subject to the grant of planning permission.

The Local Authority is the London Borough of Croydon.



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## EXISTING ACCOMMODATION SCHEDULE

ROOM	FLOOR	SQ M	SQ FT
Classroom 1	Ground	28.14	303
Classroom 2	Ground	29.12	313
Classroom 3	Ground	51.70	556
Classroom 4	Ground	25.44	274
Classroom 5	Ground	37.80	407
Classroom 6	Ground	27.18	293
School Office	First	40.63	437
Medical Room & WC's	Ground	40.12	732
<b>TOTAL</b>		<b>280.13</b>	<b>3,015</b>

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## PRICE

Offers are invited in the region of **£800,000** for the freehold interest.

## VAT

We understand that the property is not elected for VAT.

## EPC

The buildings have an EPC rating E.

## TENURE

The property is freehold held under four separate titles (SGL213733, SGL9233, SGL29684, SY182209).

## FURTHER INFORMATION

For further information or to arrange a viewing please contact either:

**Richard Plant**

**Matt Morris**

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**020 8662 2718**

**07894 692426**



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