

Lot 00

Former Reedham Park School & Grounds,  
71A Old Lodge Lane, Purley, CR8 4DN

By order of  
children's charity



All enquiries Ref: Brian Grante



- Freehold former school buildings with adjoining land/grounds
- Total site area approx. 0.61 acres, buildings approx. 3,015 sq ft / 280m<sup>2</sup>
- Potential for development of change of use (subject to consents)
- Full vacant possession

**Location:**

The property is situated via driveway leading off Old Lodge Lane, a predominantly residential locality well positioned for the amenities of Reedham, Purley, Coulsdon and Croydon. Transport options include rail options at Reedham or Purley (to East Croydon, Clapham Junction, London Victoria, London Bridge and Gatwick Airport), local bus services, road links via the A22, A23, M23 and M25 or Gatwick Airport to the south.

**Description:**

A driveway leading to a selection of school and ancillary buildings, side playground area and rear open space fields and grounds.

**Total site area:**

Approx. 0.61 acres  
Buildings approx. 3,015 sq ft / 280m<sup>2</sup>

**EPC rating:** E

**Local authority:**

[www.croydon.gov.uk](http://www.croydon.gov.uk)



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**Existing Accommodation:**

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



**Potential:**

Currently F1 Use Class (schools and educational centres, day nurseries, creches and day centres, health centres and clinics, museums, libraries, halls, places of worship, church halls, law courts, non-residential education and training centres), the property and site may be suitable for a variety of uses or re-development subject to consents where necessary - purchasers to rely upon their own enquiries in this respect.

**Tenure:**

Freehold under titles SGL213733, SGL9233, SGL29684, SY182209

**Note:**

Please refer to the legal pack for Title info, Special Conditions of Sale, Clawback/Overage information and any additional legal information

**To view:**

Strictly by arrangement with the joint Auctioneers. Please see important advice for viewers on page 19 of this catalogue.

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