

Queens Park Lodge, 15 Queens Park Road

| Caterham | Surrey | CR3 5RB |

For Sale

Lambert
Smith
Hampton

- Vacant Freehold property
- Previously operated as a care facility comprising eight private bedrooms, communal areas and service facilities
- Site measures 0.594 acres
- Surface parking and garden area
- Planning permission granted for development of two assisted living units within the site
- Significant potential for range of redevelopment uses subject to necessary consents

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Vacant Care facility – Freehold with redevelopment opportunity

Description

Queens Park Lodge, located on Queens Park Road in Caterham, is a vacant care home featuring a substantial layout that includes eight private bedrooms, communal spaces, and service facilities. The property's traditional design and prime location near Caterham town centre and excellent transport links make it well-suited for refurbishment, continued use as a care facility, or redevelopment, subject to the necessary consents.

The site spans approximately 0.594 acres. The grounds include surface car parking and a garden area at the rear. Planning permission has been granted for the development of two assisted living units within the site. Situated in a predominantly residential area, the property offers significant potential for a range of future uses.

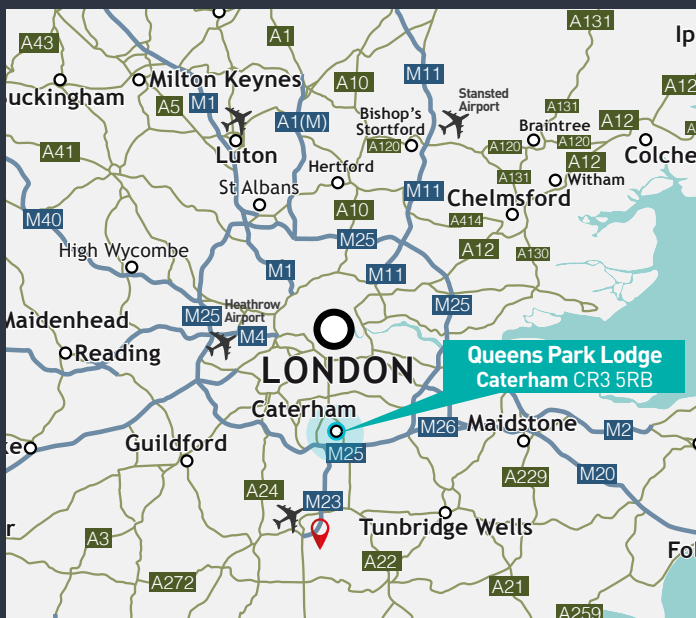
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Location

Queens Park Lodge is located on Queens Park Road in Caterham, Surrey, a sought-after residential area with excellent transport links via Caterham station and the M25. The property benefits from nearby amenities, schools, and recreational facilities.

Queens Park Lodge is approximately 20 miles south of Central London, offering convenient access via Caterham train station. The property is also within a short distance of Caterham town centre, providing easy access to local shops, amenities, and services.



Accommodation

We understand the Gross Internal Area to be 293sqm.

Planning

The property lies within an area administered by **Tanbridge Borough Council** whose Joint Local Development Plan provides the framework for guiding, controlling, and facilitating development. The Proposals Map annexed to the Local Plan identifies the property is lying in an Urban Area.

We note that the property has planning permission granted for the erection of two one bedroom supported living apartments to the rear of the property. Due to the property's location within a residential area the property offers a range of redevelopment opportunities subject to the necessary consents.

Tenancies

The property is available with **Vacant Possession**.

Tenure

Freehold held under **Title No. SY308035**.

EPC

The property has the following Energy Performance Certificates (EPC):

Queens Park Lodge, 15 Queens Park Road, Caterham CR3 5RB (**C2- Residential Institutions- Hospitals and Care Homes**)- B (45)

VAT

Value Added Tax (VAT) may be chargeable at the prevailing rate.

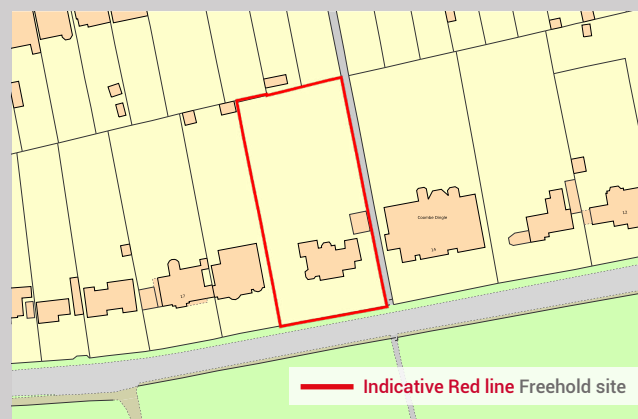


Legal Costs

Each party will bear their own legal costs.

The Site

Secure site of circa **0.24 hectares** (0.594 acres).



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Viewing and Further Information

Strictly by appointment only with the sole agent, please contact:

James Neale

M: +44 (0)7704 676336

E: jjneale@lsh.co.uk

Jemima de Bretton-Gordon

M: +44 (0)7860 390322

E: jdebreton-gordon@lsh.co.uk

**Lambert
Smith
Hampton**

lsh.co.uk

Lambert Smith Hampton

55 Wells Street,
London, W1T 3PT

Office: +44(0)20 7198 2000



Money Laundering Compliance

Any prospective buyer will be required to provide identification documentation upon agreement of sale to comply with current regulations.

Terms

Price on Application for the freehold interest in the property, subject to the tenancy agreements.

**For Sale –Freehold Redundant Care Facility
with Vacant Possession.**