

On the instructions of John Ariel and Matthew Wild of Baker Tilly
Restructuring & Recovery LLP, Joint LPA Receivers

Information Pack



Address: Glebelands
29 Glebelands Avenue
South Woodford
London
E18 2AB

Edward Symmons LLP
Nuffield House
41-46 Piccadilly
London W1J 0DS

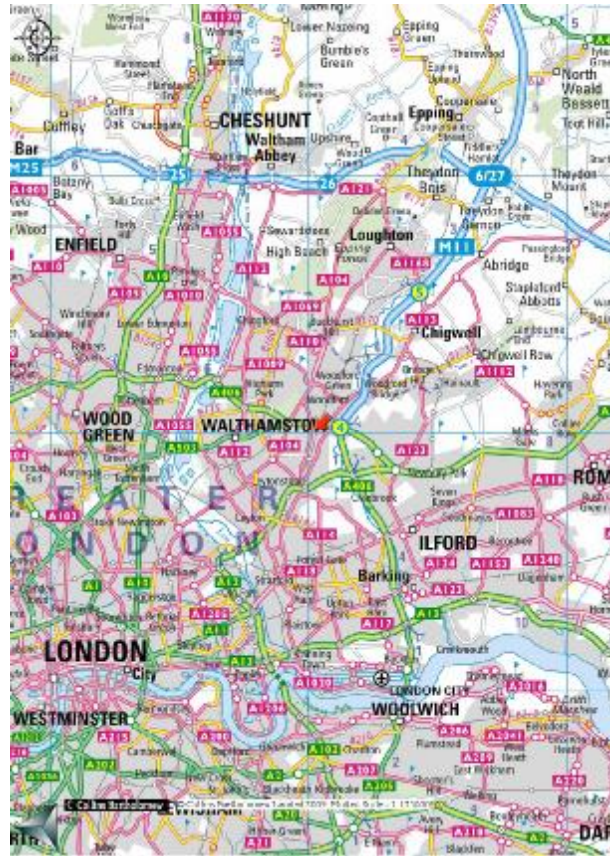
Tel: 020 7344 4500
Fax: 020 7344 4555

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1 LOCATION

- 1.1 South Woodford is a primarily residential district of north east London. The property is situated just off the main A11 High Street within close proximity to shopping and transport facilities including the A406 North Circular Road and South Woodford underground station.



2 THE PROPERTY

- 2.1 Glebelands is formed around a two storey Victorian coach house which had been converted and extended to provide a care home with two wings of accommodation over two floors providing a total of 17 residents rooms in addition to day space, ancillary and staff facilities. Externally there is an enclosed garden to the front and parking to the side. The building is Listed Grade II as 'being of historic or architectural importance'.



3 **SITE**

- 3.1 The property occupies a site area of some 0.0715 hectares/0.177 acres as outlined on the OS Promap below.



4 **TENURE**

4.1 The property is understood to be held freehold.

5 **REGISTRATION**

5.1 We understand that the home's current CQC registration is currently the subject of a voluntary surrender.

6 **TRADING HISTORY**

6.1 Glebelands formally traded as a care home only for up to 19 old age and dementia residents paying an average fee of £470 per week. The business recently ceased trading and the home is now closed.

7 **ALTERNATIVE USE**

7.1 It is our opinion that the property is well suited to a variety of alternative uses subject to planning such as a childrens day nursery or more specialist social care. The property may also be suitable for either residential redevelopment or conversion for domestic use. Prospective purchasers are advised to make their own enquiries in respect of alternative use or development.

8 GUIDE PRICE

8.1 £600,000 subject to contract.

9 VIEWING

9.1 For an appointment to view please contact Peter Dowling on 0207 344 4500 or email peter.dowling@edwardsymmons.com

10 CONDITIONS OF SALE

10.1 All offers to be submitted in writing to Edward Symmons, 41-46 Piccadilly, London W1J 0DS.

10.2 The property will remain on the market until such time that contracts are exchanged.

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that;

These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.

The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

The Vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

In the event of any inconsistency between these Particulars and the Conditions of Sale, the latter shall prevail.

Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination.

The purchaser is responsible for making his own enquiries in this regard.