



WATLING
REAL ESTATE

FELSTEAD (THE SHEILING) 81-83 COLMAN WAY, REDHILL, RH1 2BB

Former care home/supported living facility



SUMMARY

- The property is located within an established residential area on the outskirts of Redhill, a popular commuter town.
- The property is held freehold under title numbers SY421670 and SY538370.
- The site extends to 0.146 acres.
- Accommodation extends to 2,792 sq. ft.
- Currently classed as HMO under use class Sui Generis.

OFFERS INVITED
FOR THE FREEHOLD INTEREST



LOCATION

The property is situated on the outskirts of Redhill within the borough of Reigate and Banstead in Surrey close to its border with West Sussex.

The area is predominantly residential, and mainly comprises semi-detached houses as well as flats, due to its close proximity to Redhill Station and onward connections to London.

The property is well located with only a short walk into Redhill Town Centre and Redhill Railway Station. Reigate town centre is also roughly 2 miles from the property.

London Road to the east of the property provides vehicular access to Croydon and onto London in the north and as far as Brighton to the south.





SUBJECT PROPERTY

Horley

LONDON
GATWICK

Crawley

CONNECTIVITY



The site is very well connected with the M23 motorway approximately 3 miles from the property, and the M25 motorway at Junction 7 (Reigate) approximately 2 miles north east of the site. From here there is convenient access to both London Gatwick and London Heathrow.

Rail connections are good with Redhill Rail Station approximately 1 mile to the south. Redhill station benefits from Thameslink services into London and onward as far as Peterborough and Bedford in the north and Reading in the West.

CAR



Reigate

2 miles

Gatwick

8 miles

Croydon

11 miles

Crawley

12 miles

London

26 miles

Brighton

40 miles

TRAIN



from Redhill

Gatwick Airport

6 mins

Clapham Junction

31 mins

London Bridge

39 mins

London Victoria

39 mins

Blackfriars

37 mins

Reading

77 mins

DESCRIPTION

The property comprises two semi-detached properties that have been part merged and converted to provide one large HMO (Sui Generis) extending to 2,792 sq. ft. The accommodation provides two 1-bed self-contained apartments at each end the ground floor and a 5-bed HMO over ground and first floors, accessed at the centre of the property.

The property was previously used as a supported living/care facility; which is usually operated under use class C2.

The site extends to 0.146 acres and provides a large garden.



FURTHER INFORMATION

OCCUPATION

The property is to be sold with vacant possession.

SALE BY ADMINISTRATORS

The property is offered for sale on behalf of the Joint Administrators of Mitchells Holding Limited.

The Administrators offer no title or collateral warranties associated with this property or transaction. Please consider this with your appointed legal advisor prior to submitting a proposal.

The Joint Administrators act without personal liability.

ANTI-MONEY LAUNDERING

It will be necessary for a purchaser to provide identification and other information necessary to complete these checks prior to an exchange of contracts.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

ASKING PRICE

Offers are invited for the freehold interest identified within this brochure.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

DATA ROOM

Our dedicated [online data room](#) provides further information for parties wishing to conduct detailed due diligence. Please contact us regarding access.

VIEWINGS

Viewings can be arranged strictly via appointment only. Please contact to make viewing arrangements.

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REAL ESTATE

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Subject to Contract
Property Reference: 223132

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