



WATLING
REAL ESTATE

FOR SALE

Residential Care & Supported Living Portfolio

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE FOUR ESTABLISHED SUPPORTED LIVING ASSETS

On Behalf of Joint Administrators

Executive Summary

Watling Real Estate are instructed by Joint Administrators to offer the opportunity to acquire a portfolio of four established residential care and supported living properties situated within the desirable locations of Smallfield and Caterham in Surrey.

The properties represent a collection of freehold operational assets which currently provide specialist supported living accommodation.

The properties occupy attractive out of town locations which still benefit from excellent transport connectivity, affluent surrounding catchment areas and established residential communities.

Together these factors continue to underpin strong demand for specialist accommodation whilst providing purchasers with confidence in the long-term strength of the underlying real estate.

The portfolio offers flexibility for a broad spectrum of purchasers in the care and supported living sector.

The Joint Administrators are primarily seeking offers for the portfolio as a whole, although consideration may also be given to proposals for individual assets where appropriate.



Investment Highlights

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The portfolio combines established operational assets with attractive underlying residential real estate, providing purchasers the opportunity to acquire specialist accommodation within one of the UK's most desirable counties.

Key Investment Highlights

- + Four established freehold residential care and supported living properties.
- + Located across Smallfield and Caterham, Surrey.
- + Existing operational care and supported living accommodation currently provided by Caretech UK.
- + Attractive residential locations with strong underlying land values.
- + Excellent access to the M25, M23, Gatwick Airport and Central London.
- + Opportunity to purchase the portfolio as a whole or individual assets by separate negotiation.
- + Potential opportunities for refurbishment, operational enhancement or future repositioning (subject to obtaining all necessary statutory consents).
- + VAT is not expected to apply to the transaction.

OFFERS INVITED IN EXCESS OF £3,750,000



Location

The portfolio is situated across Smallfield and Caterham in Surrey.

Smallfield occupies an attractive position immediately to the east of Gatwick Airport and provides convenient access to Crawley, Horley, Reigate and Redhill. The village enjoys excellent communications via the M23 and M25 together with a wide range of local amenities and services. The area is popular with those who commute to Gatwick Airport and into Central London.

Caterham lies approximately 20 miles south of Central London and benefits from direct rail services into London Bridge and London Victoria together with immediate access to Junction 6 of the M25. The town has established itself as one of Surrey's principal commuter locations whilst retaining a strong residential character.



Scan the QR code or [click here](#) to view our interactive map



Portfolio Overview

The portfolio comprises four established residential care and supported living properties situated across Surrey.

Each of the properties are let to a housing provider Rowan Housing Limited (In Liquidation) which has entered into a service level agreement with Caretech UK who operate and manage and provide the care and support to residents at each premises.

Bridgeham Grange

Broadbridge Lane, Smallfield

A substantial detached residential care property incorporating a self contained office headquarters building and an apartment.

The property is held under freehold title no SY82789.

The site extends to just over 3 acres and incorporates two buildings in the northwest corner. The main building comprises a 6-bedroom detached house and connected annexe. It has an EPC rating of F.

We understand that the more recent purpose built office building at the rear of the site has been built without the necessary planning consents. There has not been any enforcement action taken by the local authority during the Joint Administrator's appointment albeit we understand that the local authority are aware.



Portfolio Overview

Rosetta (Benares)

Queens Park Road, Caterham

Rosetta (Benares) comprises an established detached supported living facility overlooking the prestigious Queens Park in Caterham. Queens Park Road is one of the areas principal residential addresses with convenient access to Caterham town centre, local amenities and transport links.

The property is currently configured to provide accommodation and ancillary accommodation to 6 occupants including one self-contained apartment at ground floor level.

The property is held under freehold title no SY82789 with the site extending to 0.243 acres. At the rear is an extensive garden and the drive to the front of the property has parking for at least 8 vehicles.

The property extends to 3,694 sq ft and benefits from an EPC rating of C.



Portfolio Overview

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17A Burntwood Lane

Caterham

Two modern detached supported living properties set back from the road behind a private gated entrance within a well-established residential location in Caterham on the hill.

The property is a single detached chalet style house providing supported living accommodation with converted garage that adds further accommodation in the way of a self contained two storey apartment.

The property is held under freehold title number SY179841 and occupies a site of 0.192 acres. Internally the property extends to 2,975 sq ft and benefits from an EPC rating of C.



Portfolio Overview

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125 Chaldon Road

Chaldon Road, Caterham

A detached bungalow configured for supported living accommodation arranged to provide accommodation for four occupants together with associated parking.

The property is located along Chaldon Road between the high street in Caterham on the Hill to the north and the high street in Caterham Valley to the south.

Caterham Railway station is located in Caterham Valley approximately 1km to the south.

There is an additional room in the loft which is unused which could potentially be used as further accommodation.

The property is held under freehold title number SY531340 and extends to 1,644 sq ft with an EPC rating of D.



Tenancy/Occupation Status

Key Investment Highlights

The portfolio combines established operational assets with attractive underlying residential real estate, providing purchasers the opportunity to acquire specialist accommodation within one of the UK's most desirable counties.

Property	Tenant	Lease Start	Term	Expiry	Passing Rent (pa)	Rent Payable	Rent reviews	Tenant Break	Use
Bridgeham Grange, Broadbridge Lane, Smallfield	Rowan Housing Ltd (in liquidation)	12th July 2025	5 years	11 July 2030	£129,360	Monthly in advance	None	None	Care Homes (Use Class C2)
Benares, Queens Park Road, Caterham	Rowan Housing Ltd (in liquidation)	12th July 2025	5 years	11 July 2030	£32,760	Monthly in advance	None	None	Care Homes (Use Class C2)
17a The Jays, Burntwood Lane, Caterham	Rowan Housing Ltd (in liquidation)	12th July 2025	5 years	11 July 2030	£65,520	Monthly in advance	None	None	Care Homes (Use Class C2)
125 Chaldon Road, Caterham	Rowan Housing Ltd (in liquidation)	12th July 2025	5 years	11 July 2030	£43,680	Monthly in advance	None	None	Care Homes (Use Class C2)
Portfolio Total					£271,320				

The properties are let to Rowan Housing Limited (in liquidation), which have entered into service level agreements with Caretech UK. Copies of the leases are available in the data room, with a summary provided below.

While we have not seen the rates achieved by Caretech UK, we understand local authority room rates in the area are broadly £200–£210 per room per week. Watling Real Estate can explore assigning the existing leases granted to Rowan Housing Limited (in liquidation) to an established housing provider on sale, with rent negotiable around the combined current passing rent of £271,320.

Further Information

Sale By Administrators

The properties are offered for sale on behalf of the Joint Administrators of Mitchells Holding Limited ("the Joint Administrators"). The Joint Administrators offer no title / warranties associated with this property or transaction. The Administrators act without personal liability.

VAT

The Administrators have undertaken investigations which indicate that the properties have not been opted to tax for VAT purposes. Accordingly, it is not currently intended that VAT will be payable on the sale price.

Legal Costs

Each party to be responsible for their own costs incurred in the transaction.

Viewings

Strictly by appointment only via Watling Real Estate as Sole Agents.

Property Reference

223173

Data Room

A dedicated data room containing title documentation, photography, floor plans and copies of the occupational leases along with other relevant property information can be found via [this link](#).

Anti-Money Laundering

Strictly by appointment only via Watling Real Estate as Sole Agents. To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged. 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.

Proposal

Seeking offers in the order of £3,750,000 for the four freehold interests.

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