



THE OLD RECTORY,
Festival Walk, Carshalton, SM5 3NY



Carter Jonas

THE OLD RECTORY, FESTIVAL WALK, CARSHALTON, SM5 3NY

– Exceptional Georgian former rectory comprising approximately 5,091 sqft / circa 0.12 acre site

LOCATION

Carshalton is located within the London Borough of Sutton and is situated 9.5 miles south of central London, offering a mixture of amenities and a community-oriented atmosphere. Known for its picturesque village and excellent transport links, it makes an attractive destination for residents, businesses and investors providing a variety of amenities, including shops, restaurants, and recreational facilities.

Carshalton Station provides direct services to central London (approximately 25 minutes to London Victoria) which is complemented by multiple local bus routes throughout the borough. The town is well-connected to major roadways, including the A232, facilitating convenient travel to the M25 motorway. Gatwick Airport is less than 20 miles to the south.

The property is situated on Festival Walk off Honeywood Walk close to Carshalton Ponds and The Greyhound Hotel.

DESCRIPTION

The Old Rectory is situated in the centre of Carshalton Village Conservation Area and is Grade II* listed. Accommodation is set over 3 floors along with a basement area totalling in the region of 5,091 sq ft on a plot of approximately 0.12 acres (0.05ha).

The property was originally built in the early 18th Century before being extended in the 19th Century and much of the original house survives, most notably the interior panelling. The staircase is intact as is the layout of the original early 18th century house. The house was purpose built as a rectory and as such is a rare survivor in Greater London and Surrey. More recently, the property became part of the Ecology Centre in the 1980s.

GRADE II* LISTED PROPERTY PRESENTING A REFURBISHMENT AND CONVERSION OPPORTUNITY SUBJECT TO ALL NECESSARY CONSENTS SITUATED IN CARSHALTON, ON BEHALF OF THE LONDON BOROUGH OF SUTTON



Externally there is a driveway from Festival Walk which is shared with the neighbouring occupiers. To the rear, there is a single storey outbuilding/garage and garden area.

The property is currently occupied in part by guardians. With the Council able to terminate occupation at 1 month notice.

PLANNING AND DEVELOPMENT POTENTIAL

The Old Rectory presents a potential refurbishment/ conversion opportunity for residential use or commercial occupation subject to all necessary consents which would include a listed building consent. Given that the property is Grade II* listed it should be anticipated that as part of any application for refurbishment that the preservation of the asset including external and internal features will be required with strong justification for any proposed alterations.

DATA ROOM

Further information for the Property can be found within the data room at: <https://OldRectory-Carshalton.co.uk>

This includes:

- Title Summary
- Floor Plans
- EPC (Rating of E)
- Bid Form

VIEWINGS

If you would like to access the site please contact a Carter Jonas sales agent on the details below.

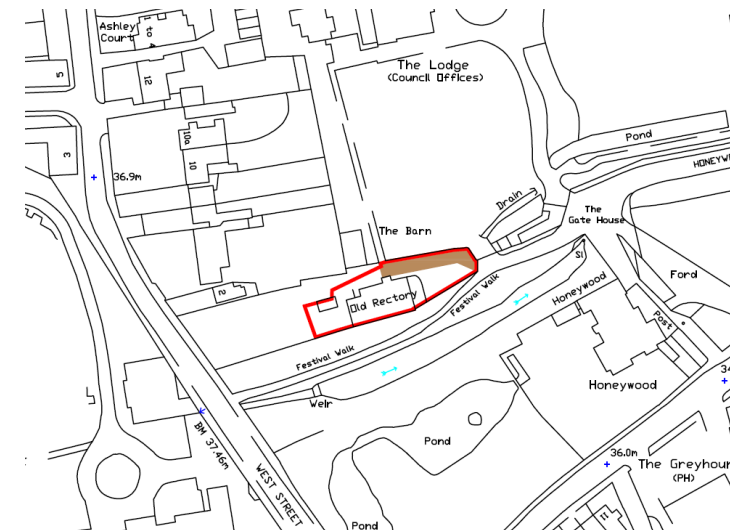
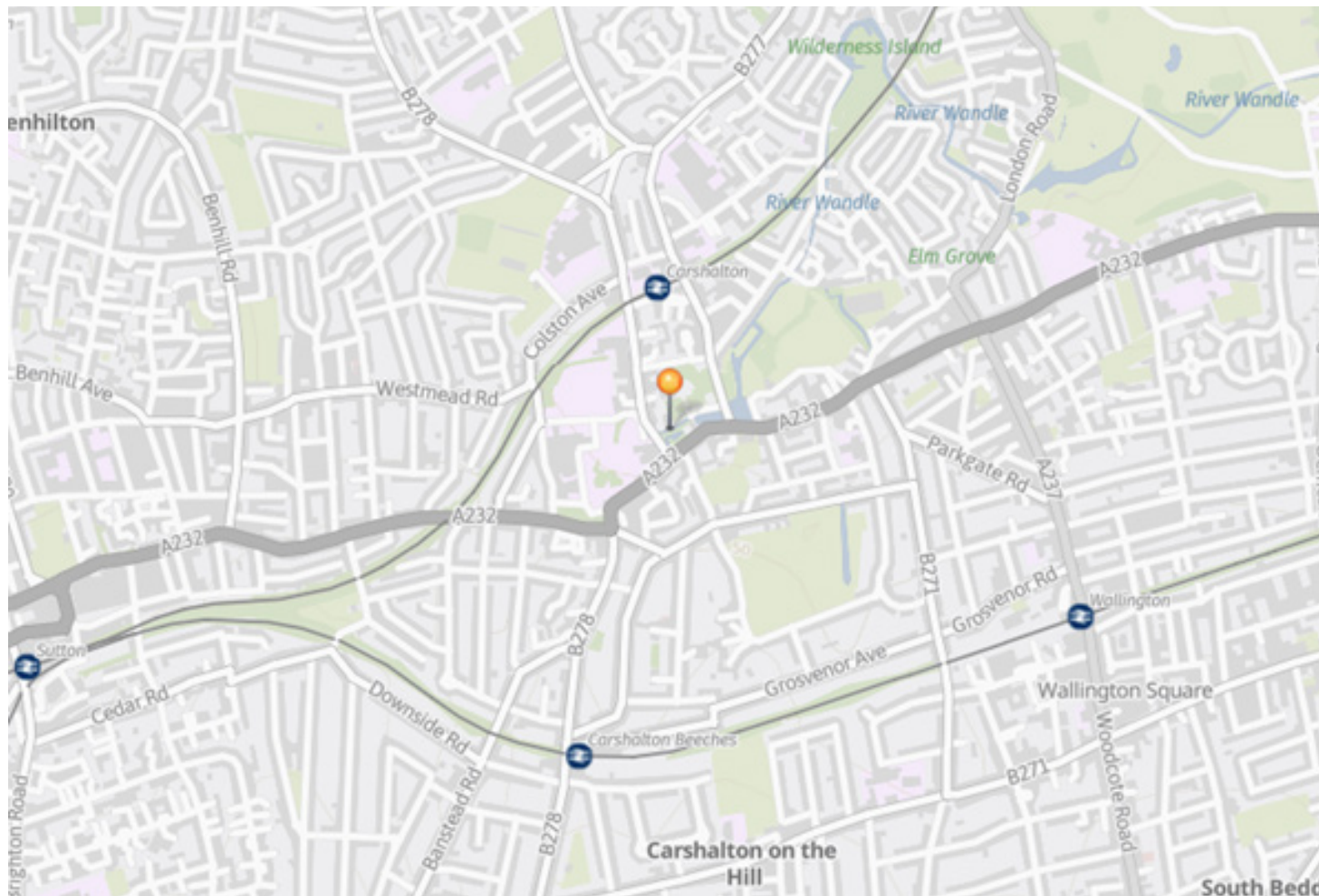
METHOD OF SALE

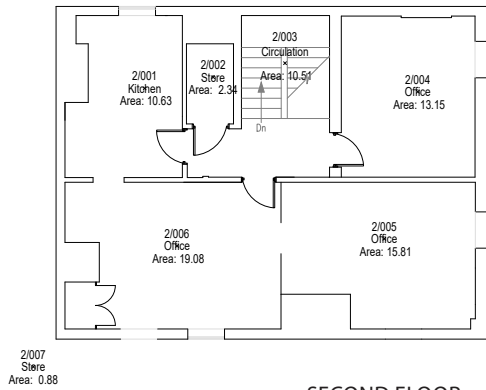
Private treaty freehold sale by informal tender process.

TENDER PROCEDURE

All bids to be submitted electronically via the bid form available on the data room to:

James Staveley
07585 991350
james.staveley@carterjonas.co.uk



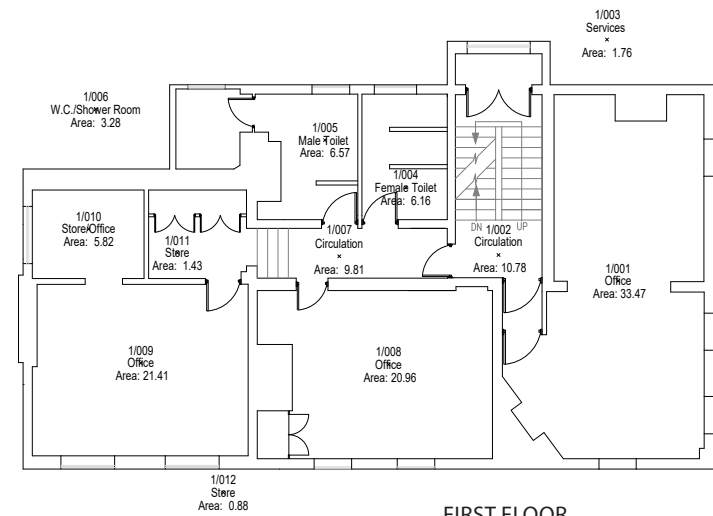


SECOND FLOOR

GIA: 73 sq M

786 sq ft

Second Floor

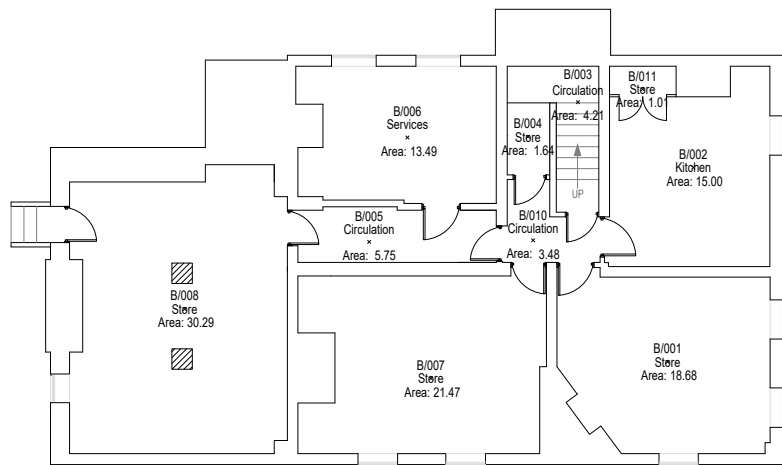


FIRST FLOOR

GIA: 135 sq M

1,453 sq ft

First Floor



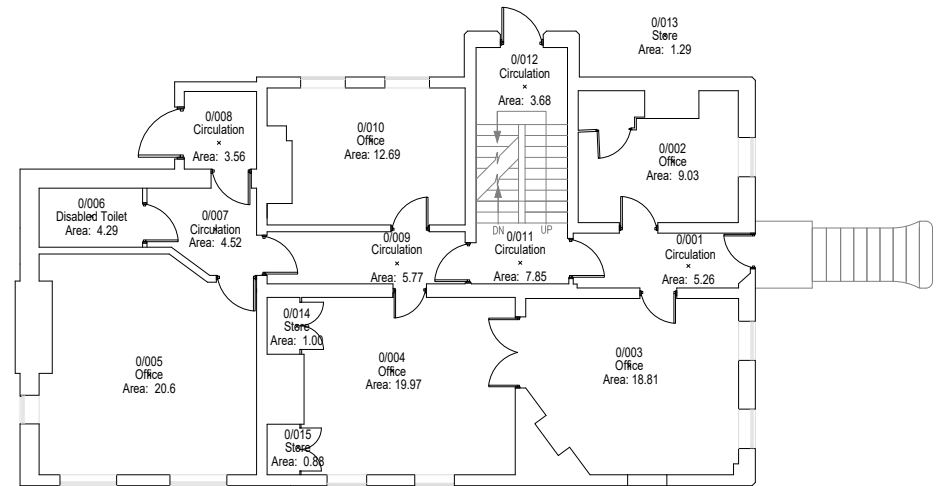
BASEMENT

GIA: 131 sq M

1,410 sq ft

Basement

Establishment Ref = 5870114168



GROUND FLOOR

GIA: 134 sq M

1,442 sq ft

Ground Floor

James Steveley
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 james.steveley@carterjonas.co.uk

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IMPORTANT INFORMATION

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