

# CHISLEHURST

FORMER WHITEOAK NURSING HOME

15 SELBY CLOSE

BR7 5RU

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**FOR SALE - FORMER NURSING HOME WITH PRIVATE GARDENS & PARKING  
APPROX 8,000 SQ FT (743.2 SQ M) – ALTERNATIVE USES (STPP)**

## Location & Description

Chislehurst is an affluent residential suburb situated in north Kent and within the London Borough of Bromley.

The property is situated in a good quality residential area less than 0.5 miles from Chislehurst High Street and a similar distance from Elmstead Woods Railway Station with regular train services providing access to a number of southside London termini and stations including Waterloo, London Bridge, Cannon Street and Charing Cross.

The surrounding area comprises principally detached houses and a local parade of shops within Walden Road.

The property comprises a detached property built originally in the 1970's and converted to a private nursing home in 1984. The home has ceased trading and closed on 5th February 2021. The building is arranged on ground and first floors and had a registration for 27 residents plus two residents' lounges, kitchen, dining room and cloakroom facilities. The property has the benefit of private car parking and gardens which enjoy a patio area with mature trees and shrubs. Services and facilities include gas central heating and existing kitchen equipment (all untested).



## Accommodation

(with approximate dimensions and floor areas)

Gross Internal Area Approx. 8,000 sq ft (743.2 sq m)  
Private Gardens  
Car Parking

## Freehold Price (May Let)

Offers invited in excess of **£2,500,000 (Two Million Five Hundred Thousand Pounds)**. Our client may consider letting the property at terms to be agreed, to a suitably financially secure company/entity.

We are advised by our clients that the annual fee income, prior to closure, had been in the order of £1,200,000 per annum.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

**Rating Assessment**

We are advised by the owners that the property previously enjoyed exemption from Business Rates.

If proposing a change of use prospective purchasers should consult the Local Authority Business Rates section for further information.

[Bromley Business Rates Department](#)

**Commercial Energy Performance Certificate**

Whiteoak Court Nursing Home Selby Close CHISLEHURST BR7 5RU		Energy rating <b>C</b>
Valid until <b>22 September 2029</b>	Certificate number <b>9539-3081-0413-0300-1591</b>	
Property type	C2 Residential Institutions - Hospitals and Care Homes	
Total floor area	722 square metres	

**VAT**

We have been advised by our clients that VAT will not be payable upon the sale price agreed.

**Legal Costs**

Each party is to be responsible for the payment of their own legal and professional fees.

**Town Planning**

We are advised that the property has the benefit of a C2 Planning designation and it is considered that the premises may be suitable for alternative uses subject to the grant of any required planning approval. Any enquiries regarding alternative uses should be addressed to the London Borough of Bromley Planning Department.

[Bromley Planning Department](#)

**Site Plan (not to scale)****Viewings**

Available strictly by prior appointment via Linays Commercial:



**Contact:**  
Adrian Tutchings  
Toby Allitt

**Email:**  
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