

VI & JOHN RUBENS HOUSE

GANTS HILL | ILFORD | IG2 6JH



On the instructions of:





SITE BOUNDARY FOR INDICATIVE PURPOSES ONLY

EXECUTIVE SUMMARY

- ▶ A substantial self-contained care home premises in close proximity to Gants Hill Station in the London Borough of Redbridge.
- ▶ The site is approximately 0.43 hectares (1.07 acres) comprising a number of interconnecting buildings, arranged over ground, first, second and third floor levels.
- ▶ Offering a substantial occupier-led opportunity within the care sector or similar.
- ▶ The buildings extend to approximately 53,674 sq ft (4,986 sq m) GIA, arranged as 105 en-suite bedrooms and various ancillary spaces including rooms used as communal living and dining areas.
- ▶ Potential for redevelopment to a variety of uses including residential, care / retirement, education, HMO, hostel or temporary housing subject to obtaining the necessary consents.
- ▶ Further potential for reconfiguration of the communal areas to provide additional accommodation, infill, extend or divide the existing buildings.
- ▶ Situated 280m (0.17 miles) from Gants Hill Station (Central Line) providing direct services to the City via Liverpool Street (21 minutes) and West End via Oxford Circus (34 minutes).
- ▶ For sale freehold, with vacant possession upon completion.

DESCRIPTION

The Property sits on Clarence Avenue between Beehive Lane and Gants Hill Roundabout. The title extends to approximately 0.43 hectares (1.07 acres) and comprises a number of interconnecting buildings over ground, first, second and third floors. The buildings extend to a total of approximately 53,674 sq ft (4,986 sq m) GIA.

The main vehicular and pedestrian access is from Clarence Avenue from both Beehive Lane to the west and Cranbrook Road to the east. The site is bound by Eastern Avenue (A12) to the north, with low rise residential dwellings to the south.

The Property has been most recently in use as a care home, arranged as 105 en-suite bedrooms. Internally the space is in good repair and could be suited to a similar continued use.

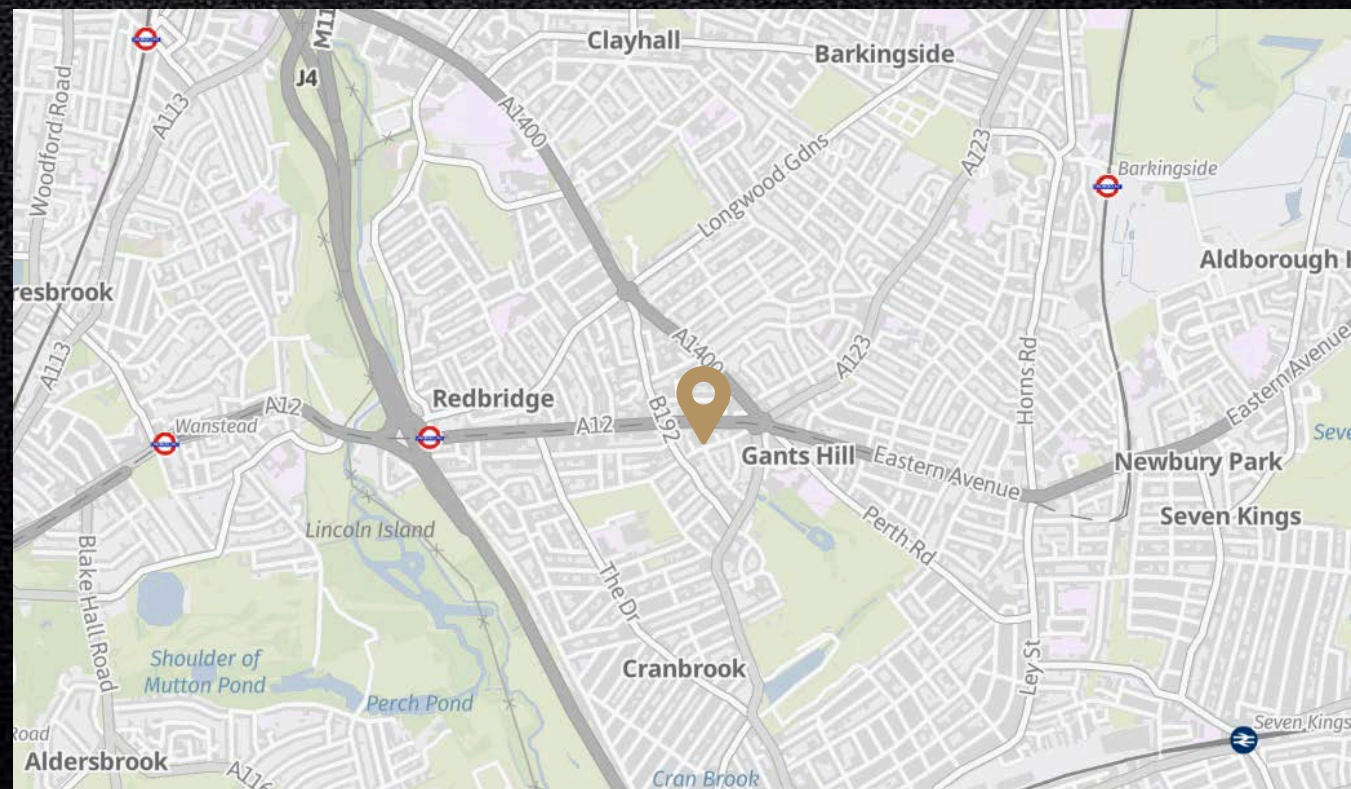


LOCATION

The site is located between Gants Hill and Redbridge stations, in a mostly residential enclave within the London Borough of Redbridge. Cranbrook Road and Woodford Avenue are situated approximately 1-1.2 km (0.6-0.7 miles) to the east and offers a number of restaurants, shops and cafes. Local convenience stores are located here and include Sainsbury's Local and Tesco Express.

Offering strong travel connections via public transport and the surrounding road networks. Eastern Avenue (A12) is a significant arterial route connecting the east end of London with south and west Essex. This road provides swift and convenient access to A406 (North Circular Road), M11 and M25. Stansted Airport is accessible via the M11 in just over 30 minutes (GoogleMaps 2026) from the subject property providing a global reach.

Gants Hill station is 280m (0.17 miles) to the east, providing Central Line service to Liverpool Street in approximately 21 minutes and Oxford Circus in 34 minutes. Regular local buses run along Cranbrook Road, Woodford Avenue and Eastern Avenue, delivering connections to South Woodford in the north, Wanstead in the west and Ilford in the south.



CLAYHALL PARK 

BIG YELLOW SELF STORAGE 

BURGER KING 

NELSON COLLEGE LONDON 

THE POINT 

A12 

GANTS HILL STATION 

**VI & JOHN
RUBENS
HOUSE**



SITE BOUNDARY FOR INDICATIVE PURPOSES ONLY

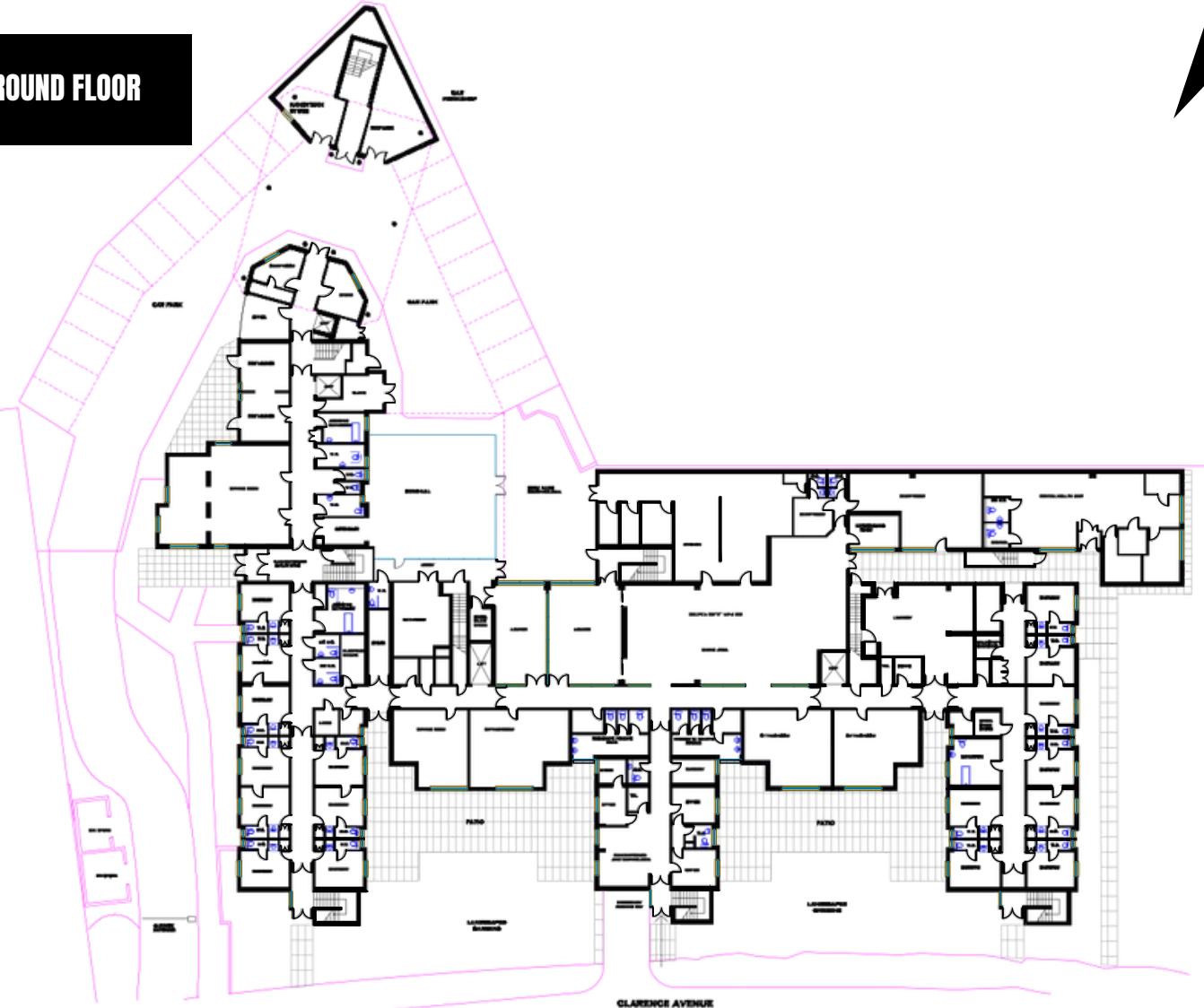
STATIONS Source: (Citymapper 2026)

TRAVEL TIMES FROM GANTS HILL (CENTRAL LINE)

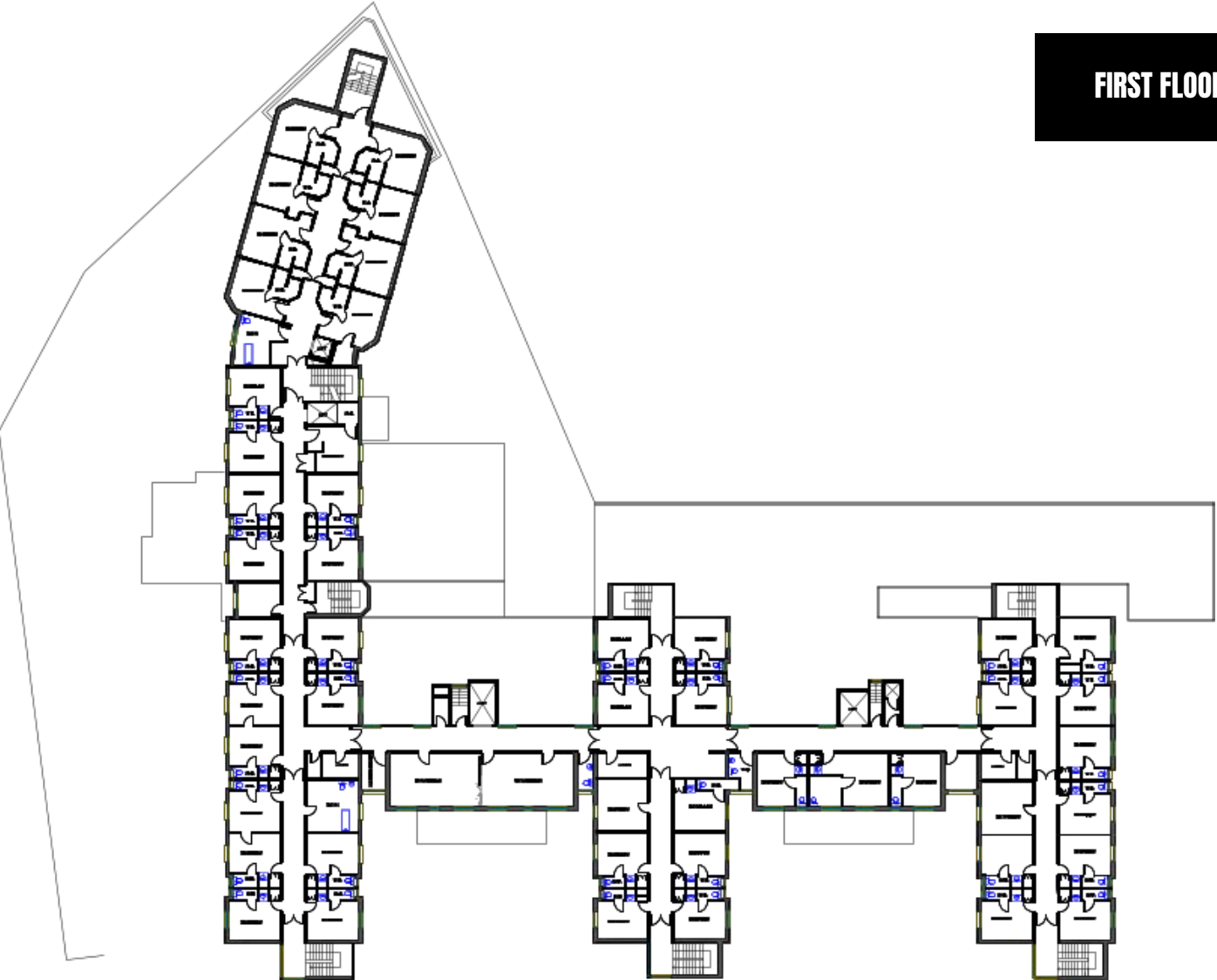
STRATFORD	11 MINUTES
LONDON LIVERPOOL STREET	20 MINUTES
OXFORD CIRCUS	32 MINUTES

EXISTING FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



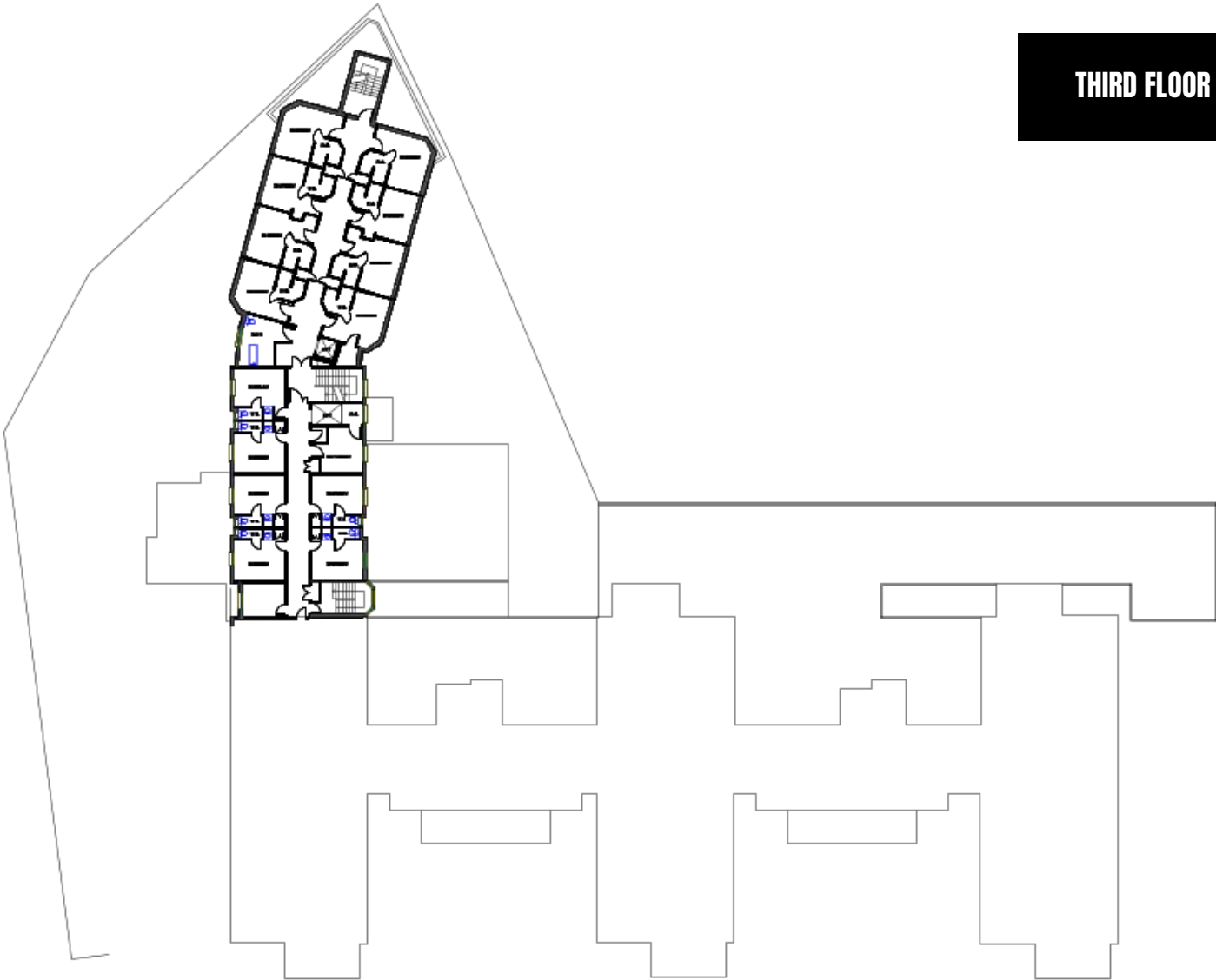
Not to scale, for indicative purposes only.

EXISTING FLOOR PLANS

SECOND FLOOR



THIRD FLOOR



Not to scale, for indicative purposes only.

ILFORD STATION 

CHARLOTTE COURT 

CITY OF LONDON 

ROCKET PADEL ILFORD 

JACK CARTER CENTRE 

**VI AND JOHN
RUBENS
HOUSE**

SITE BOUNDARY FOR INDICATIVE PURPOSES ONLY



PLANNING

The Property is located within the London Borough of Redbridge. It is not in a Conservation area and is not statutorily listed. The Property is in Class C2 Use.

A Pre-Application was submitted on 25th April 2019 for:

“Two new buildings accommodating 137 no. residential units across two separate residential apartment blocks.”

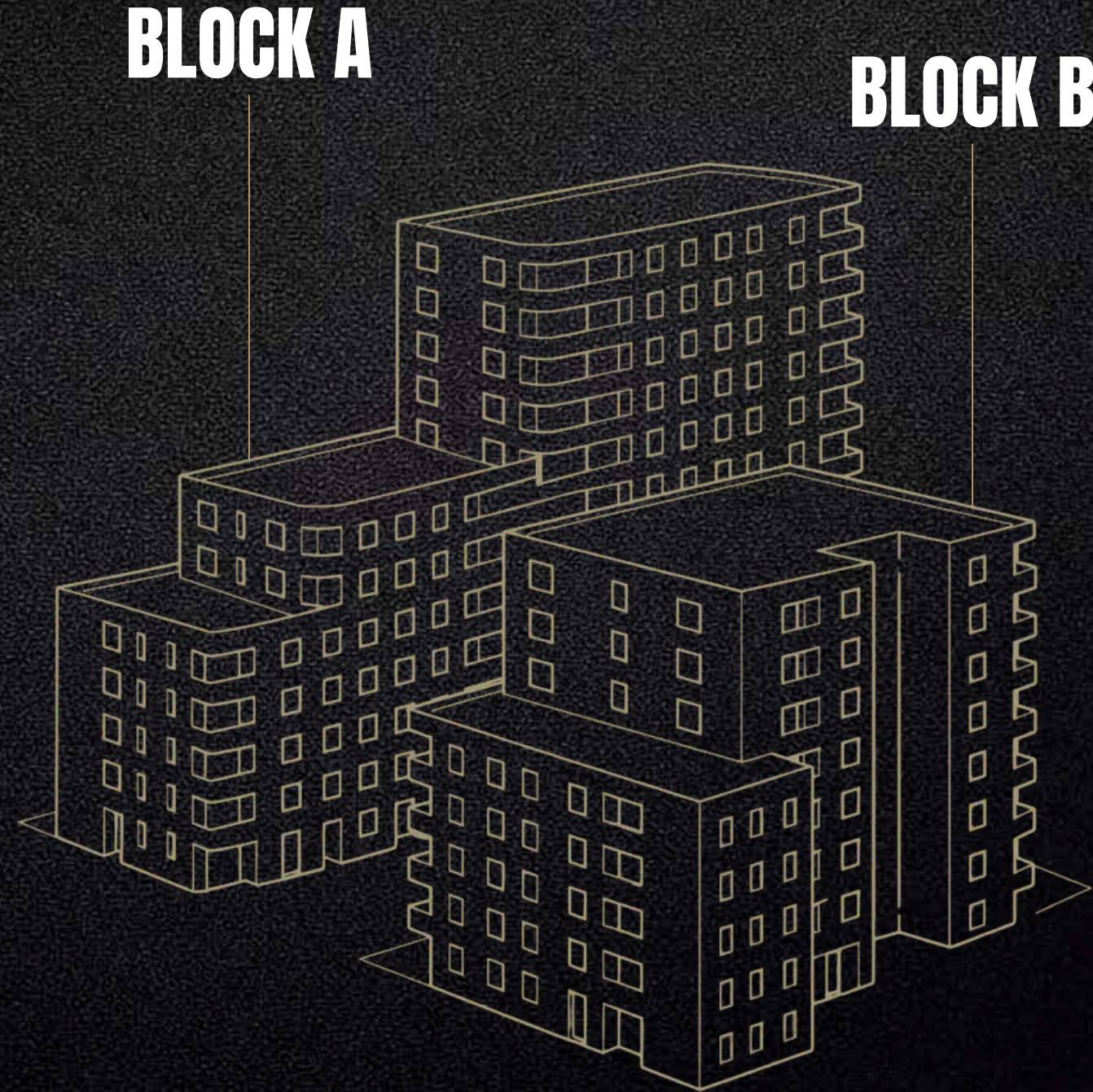
The first building (Block A) located towards the west of the site would accommodate 89no. 1, 2 and 3 bed units in a part 5, part 7, part 12 storey building. Block B would comprise 48no. 1, 2 and 3 bed units in a part 5, part 8 storey building. 35% of the development would be for the provision of affordable housing.

The Council’s response stated that they support the principle of redeveloping the site for C3 housing, subject to resolving key matters. Replacement of the existing care facility will be required, likely secured through a Section 106 agreement. The scheme must address design and layout concerns, including coordination with the neighbouring site, provide 35% affordable housing, and deliver high-quality homes that meet space standards. Retention of mature trees, appropriate parking (including disabled bays), and agreement on the scope of the outline planning submission will also be required.

Private	Unit Type			NIA Sq M	NIA Sq Ft	GIA Sq M	GIA Sq Ft
	1B2P	2B4P	3B5P				
Block A1	36	12	11	3,704	39,869	4,776	51,408
Block A2	12	12	6	2,016	21,700	2,659	28,621
Total	48	24	17	5,720	61,570	7,435	80,030

Affordable	Unit Type			NIA Sq M	NIA Sq Ft	GIA Sq M	GIA Sq Ft
	1B2P	2B4P	3B5P				
Block B	7	16	25	3,716	39,999	4,665	50,214

A replacement care and social facility is being delivered known as the Sugar & Ronson Campus at Woodford Bridge Road, IG4 5LN to offset the loss of the existing property.



ELEVATION FOR INDICATIVE PURPOSES ONLY



Vi & John Rubens House, Ilford, IG2 6JH

LEGAL

A copy of the Freehold title and pertinent legal information can be found within the dedicated project data room. The property is held under title number: EGL76477

SERVICES

It is the responsibility of the Purchaser to ensure that services are available and adequate for their proposed use.

EPC

The EPC is available on the dedicated project dataroom.

VAT

The Property is not elected for VAT.

On the instructions of:



IMPORTANT NOTICE

Strettons, Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Strettons/ Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Sale particulars produced March 2026.

INSPECTION

Inspections are by appointment only and can be arranged through the Vendor's joint sole agents Strettons and Savills. Viewings are undertaken at the viewers own risk and no liability will be accepted by the freeholder or joint sole agents.

DATAROOM

A project dataroom has been set up to host all relevant information on the site.

[CLICK HERE TO ACCESS.](#)

PURCHASER NOTICE

The Vendor, in its absolute discretion, does not undertake to accept the highest nor any offer received.

METHOD OF SALE

For sale freehold with vacant possession by way of informal tender unless sold prior.



CONTACTS



Chris Collins
Director
chris.collins@strettons.co.uk
07803 850 228

Sean Crowhurst
Associate Director
sean.crowhurst@strettons.co.uk
07791 849 470

Jamie Smith
Assistant Surveyor
jamie.smith@strettons.co.uk
07870 850 097



Darren Arnold
Director
darnold@savills.com
020 7409 9926

Alex Soskin
Director
alex.soskin@savills.com
07967 555 705

Owen Radley
Apprentice Surveyor
owen.radley@savills.com
07815 641 097