

# WOODSIDE PARK SCHOOL

2 BLEAN GROVE, PENGE, LONDON SE20 8QU

## NEW BEST IN CLASS SPECIAL EDUCATION NEEDS INVESTMENT OPPORTUNITY IN LONDON

WITH OVER 23 YEARS UNEXPIRED & RPI LINKED  
RENT REVIEWS TO SECTOR LEADING OPERATOR



# INVESTMENT SUMMARY

- Brand new, best in class Special Education Needs School investment.
- Located in the London borough of Bromley.
- The school has been **brand newly refurbished** throughout **by the tenant**.
- The Property occupies an attractive position adjacent to public open space.
- **0.355-acre site, including a large garden.**
- Total accommodation of **4,857 sq ft.**
- Private forecourt providing parking for 5 cars, including 2 EV charging points.
- Guaranteed by the **excellent covenant of Acorn Care & Education Limited.**
- New 25-year FRI lease from 14 June 2024 providing a **long unexpired term of 23.4 years.**
- Passing rent of **£165,000 per annum.**
- 5 yearly **RPI rent reviews**, collared and capped at 1% and 4%.
- The next rent review is on 14 June 2029.
- **Part of the Outcomes First Group**, one of the largest SEND school operators in the UK.
- The Guarantor reported 2024 financials of **£79.6m Turnover, £81.8m Pre-Tax Profit and £293m Shareholders Funds.**
- The Guarantor's covenant has the **highest Creditsafe rating of 100A**, representing 'Very Low Risk'.
- The Property was subject to **comprehensive refurbishment** completed in 2025 at a cost of **over £1.0m.**
- **Freehold.**
- The purchase price is **underpinned by alternative use value to residential.**
- Large under developed site offering clear future development potential.



Seeking offers in excess of £2,585,000, subject to contract, reflecting;

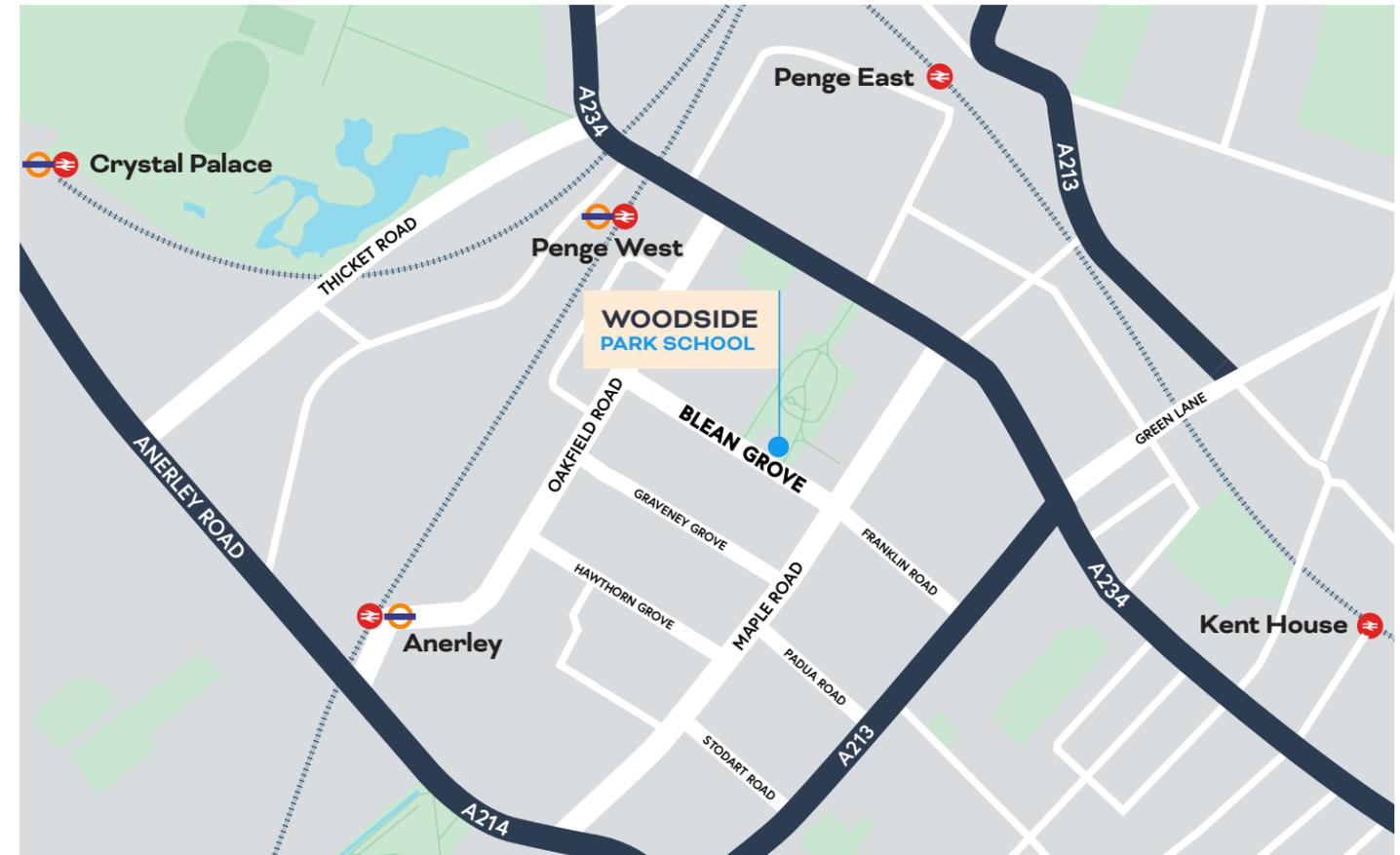
- 6.00% Net Initial Yield
- £532 per sq ft Capital Value

## LOCATION

Penge is a suburb of South East London in the London Borough of Bromley bordering Crystal Palace, Beckenham, Sydenham and South Norwood.

Penge is situated approximately 7 miles south east of Central London and benefits from two train stations. Penge East is accessible within 18-20 minutes of London Victoria and Penge West is accessible from London Bridge within 25-30 minutes.

The combination of its connectivity, sense of community, green spaces plus independent shops and culture make Penge a desirable location popular with families, young professionals and commuters.



## SITUATION

The Property is situated in an attractive position on the north side of Blean Grove to the north west of its junction with Maple Grove immediately adjacent to Penge Recreation Ground.

Penge Recreation Ground dates back to the late 19th Century. Several years ago Bromley Council installed new lighting and created football and picnic areas. The park also figures as a destination on one of the many heritage walks or children's activities during the annual Penge Festival.

Both train stations are within easy walking distance of the property. Penge East Station is located 0.6 miles to the north east and Penge West Station is 0.7 miles to the north west.

Penge High Street is approximately 0.3 miles to the north west comprises an array of national and independent shops, cafes and restaurants which serve the needs of the local community including McDonald's, Superdrug, German Doner Kebab, Tapi Carpets, Tesco Express, Costa, Greggs and Sainsbury's amongst many others.

## DESCRIPTION

The Property comprises a brand newly refurbished best in class special education needs school following an extensive refurbishment programme completed in 2025 at a cost of circa £1.0m by the tenant/guarantor.

The nursery offers outstanding facilities across a large self-contained site of 0.355 acres. The internal accommodation comprises 4,857 sq ft, arranged over ground and first floors.

The ground floor is comprised of a lobby and reception area, 3 classrooms plus a home management classroom, an office, a staff room, a medical room, a canteen and dining area leading into the garden and play area plus shower and WC facilities. The first floor comprises 2 further classrooms, an office and an immersive interactive room.

The site benefits from a private forecourt providing car parking for 5 vehicles including 2 EV charging points.



## THE SCHOOL

Woodside Park School provides personalised education for pupils aged 7–11 with diverse special educational needs. With a flexible, creative approach, the school focuses on each child's potential, offering tailored support to overcome past challenges. Its dedicated team fosters academic, social, and emotional growth, preparing pupils for future success through nurturing and empowering relationships.

Further information about the school is available at [www.woodsideparkschool.co.uk](http://www.woodsideparkschool.co.uk)





## TENURE

Freehold.

## TENANCY

The Property is let to Acorn Norfolk Limited, guaranteed by Acorn Education & Care Limited, on a new 25 year FRI lease from 14 June 2024, expiring on 13 June 2049 (no breaks), providing a long unexpired term of 24 years.

The passing rent is £165,000 per annum and is subject to 5 yearly to RPI rent reviews, with a collar and cap of 1% and 4%.

The next rent review is the 14 June 2029.



# COVENANT

Acorn Norfolk Limited and Acorn Care and Education are part of Outcomes First Group.

The Tenant, Acorn Norfolk Limited, has a Creditsafe rating of 92A, representing 'Very Low Risk'. The company has reported the following financial accounts.

	31 Aug 2024	31 Aug 2023	31 Aug 2022
Turnover	£22,714,862	£13,895,513	£11,456,077
Pre-Tax Profit	£ 1,362,892	£ 883,731	£ 411,792
Shareholder Funds	£13,453,278	£ 2,671,091	£ 2,010,232

The Guarantor, Acorn Care and Education Limited, has the highest Creditsafe rating of 100A, representing 'Very Low Risk'. The company has reported the following financial accounts.

	31 Aug 2024	31 Aug 2023	31 Aug 2022
Turnover	£79,644,392	£58,953,860	£54,616,164
Pre-Tax Profit	£81,793,421	£35,577,567	£47,682,639
Shareholder Funds	£293,230,563	£224,486,811	£196,536,429



Leading  
**SEND**  
provider in  
the UK

Over  
**80**  
schools in  
the Group

**£82M**  
Pre-tax Profit  
in 2024  
**130%**  
increase from 2023

**£293M**  
Shareholder's  
Funds in 2024  
**30%**  
increase from 2023

**£25.6M**  
of cash  
reserves in  
2024

Over  
**98%**  
of its schools  
rated Good or  
Outstanding by  
Ofsted

The Group  
works with  
**150**  
Local  
Authorities

## DEVELOPMENT & MASSING POTENTIAL

The property offers clear future development potential, subject to the necessary consents.

It occupies a large, underdeveloped site, with the majority of the existing accommodation at ground floor level. There is scope to extend at first floor level, with further potential to add up to three storeys.



## ALTERNATIVE USE TO RESIDENTIAL UNDERPIN

A purchase at the asking price reflects £532 per sq ft, consistent with residential values in the immediate area, providing a strong alternative use underpin and downside protection.

The following properties, located within 0.25 miles of the subject property, were sold between March and August 2025, achieving an average price of £567 per sq ft.

Address	Type	Sq Ft'age	Price	£ psf	Date Sold
12 Howard House, SE20 8HH	Flat - ex Council	664	£345,000	£520	Aug-25
21 Chestnut Grove, SE20 8PQ	Flat	457	£230,000	£503	Jul-25
Blakewood Court, SE20 8NS	Flat - ex Council	573	£308,000	£538	Jun-25
1 St John's Road, SE20 7EF	Flat	463	£327,940	£708	Jun-25
48 High Street, SE20 7HB	Flat	1,351	£735,000	£544	May-25
46a High Street, SE20 7HB	Flat	590	£408,000	£692	Mar-25
Campion House, SE20 8FA	Flat	760	£400,000	£526	Mar-25



# THE PRIVATE SEND SECTOR

**Driven by structural demand and sustained government funding, the sector is increasingly attractive to investors seeking income diversification, inflation linked returns and social impact exposure.**

The private SEND sector in the UK is experiencing strong and sustained growth, driven by rising demand now reportedly encompassing one in five children requiring SEND services, and increasing public and private investment, including £740 million in government funding for 2025–26.

**Providers are expanding capacity while maintaining high parental satisfaction through personalised care and specialist staff.**

The sector is embracing innovative therapies and fostering strong partnerships with local authorities to meet growing demand for Education, Health and Care Plan (EHCP) needs.

**Improved inspection outcomes reflect high standards with a significant number of private SEND schools receiving positive Ofsted and ISI reports, reflecting strong safeguarding, leadership, and teaching standards.**

Additionally, there is a growing emphasis on life skills, inclusion, and long-term student success.

A dedicated, skilled workforce continues to underpin the sector's progress.



## EPC

The property has an EPC rating of 36 B.

## VAT

The property is not elected for VAT, therefore, VAT is not applicable to the transaction.

## CORPORATE ACQUISITION

The property is held in a Special Purpose Vehicle (SPV), a sale of which would be considered by the vendor.





## PROPOSAL

Seeking offers in excess of **£2,585,000 (Two million, five hundred and eighty-five thousand pounds)**, subject to contract and exclusive of VAT.

A purchase at the asking price reflects a **Net Initial Yield of 6.00%** and a **Capital Value of £532 per sq ft.**

## FURTHER INFORMATION

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# ADS RE

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