

Lot 15, Woodlands Residential Home, Elm Road, Thetford,
Norfolk IP24 3HL

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Specialist Care Investment

- Entirely Let to Royal Mencap Society until 2035 (No breaks)
- Annual CPI linked rent reviews, 1% and 4% cap and collar
- Tenant option to renew for a further 20 years (2)
- Comprises a recently refurbished self contained building with 8 individual suites
- Total floor area of 382.02 sq. m. (4,112 sq. ft.)
- Site area of 0.09 Ha (0.23 Acres)
- Future residential development potential (subject to consents)
- VAT-free investment

Lot

15

Auction

29th October 2026

Rent

£73,268 per Annum Exclusive

Status

Available

Sector

Assisted Living

Auction Venue

Live Streamed Auction

On Behalf Of A Major Fund

Location

Miles

13 miles north of Bury St Edmunds, 31 miles south-west of Norwich, 37 miles north-east of Cambridge, 94 miles east of London

Roads

A11, A134, A1066

Rail

Thetford Railway Station

Air

Norwich Airport

Situation

The property is situated on the north side of Elm Road in a well established residential area approximately 1 mile south-east of Thetford town centre. The immediate surrounding area is predominantly residential, with the wider commercial and leisure amenities of the town in close proximity. The property also benefits from good road communications, with the A11 and the M11 to the south-west both readily accessible, whilst Thetford Railway Station is approximately 1.2 miles from the property.

Tenure

Freehold.

EPC

Band B.

Description

The property comprises a purpose built self-contained care home with 8 bedrooms.

VAT

VAT is not applicable to this lot.

Completion Period

6 week completion.

DISCLAIMER

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Tenancy & Accommodation

Unit	Bedrooms	Use	Floor Areas Approx sq. m.	Floor Areas Approx sq. ft.	Tenant	Term	Rent p.a.x.	Rent Review
Woodlands	8 Beds	Registered Care	382.02	(4,112)	ROYAL MENCAP SOCIETY (1)	11 years from 05/02/2024 until 28/02/2035 (2)	£73,268	05/02/2027 and annually thereafter to CPI (1% minimum and 4% maximum compounded annually)
Total			382.02	(4,112)			£73,268	

(1) Royal Mencap Society is a registered charity established in 1946, which supports vulnerable adults and individuals with learning disabilities across the UK. The charity operates a total of 582 care settings including 33 registered care homes and 82 domiciliary care services across the UK and offers a range of health and social care services including supported living, residential care, community support, advocacy and employment services. For the year ending 31/03/2025, Royal Mencap Society reported Revenue of £244,357,000, Pre-Tax Profits of £9,237,000 and Net Assets of £48,393,000 (Source: Royal Mencap Society Annual Review as published at Companies House on 14/09/2026) (<https://www.cqc.org.uk/location/1-310333652>).

(2) The tenant can request a new lease of the whole Premises for a further term of 20 years starting the day after the current term expires. To exercise it, the tenant must give the landlord written notice at least 24 months before expiry of the term (so by around 28 February 2033), and must have paid all rent due up to the expiry date. The new lease is at a rent equal to the Principal Yearly Rent payable immediately before expiry.

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2026