



FORMER DARTMOUTH HOSPITAL

TQ6 9BD

FREEHOLD FOR SALE



FORMER DARTMOUTH CLINIC

TQ6 9NF



SUMMARY OF OPPORTUNITY

- A unique opportunity to acquire two properties in Dartmouth, South Devon within the jurisdiction of South Hams District Council.
- The properties are located 0.2 miles apart in a desirable coastal town.
- The properties can be purchased together or separately.
- Both properties are being sold freehold with vacant possession as development opportunities 'subject to planning'.
- The former Dartmouth hospital extends to **0.053 hectares (0.131 acres)** with **c. 1,272.67 sq. m. (13,691 sq. ft.) GIA** of accommodation.
- The former Dartmouth clinic extends to **0.010 hectares (0.025 acres)** with **c. 344.36 sq. m. (3,706 sq. ft.) GIA** of accommodation.
- Both properties benefit from off street parking.



THE LOCAL AREA

Dartmouth is a popular coastal town in South Devon. The town is nestled on the picturesque western bank of the River Dart. Dartmouth boasts a fascinating history with a rich maritime heritage. It is known for its role in the English Civil War and as a vital naval base during both World Wars.

Dartmouth offers a wide range of leisure activities, from sailing on the River Dart to exploring the stunning South Hams coastline. The town hosts various festivals and events throughout the year. Beautiful parks and gardens are abundant, including the Royal Avenue Gardens, perfect for peaceful strolls with water views. Dartmouth is also well known for its annual regatta where the town assumes a festival air with live music and competitions along side yachting and rowing events.

The properties are conveniently situated in town which features boutique shops, artisanal markets, and galleries, making it a shopping paradise for residents and visitors.

The area is popular for second homes however through its Neighbourhood Plan the Local Planning Authority have highlighted the need for a wide choice of high-quality homes which provide affordable home ownership for local residents.

Dartmouth is well-connected with excellent road links and a nearby ferry service to Kingswear providing easy access to the national rail network.





TRANSPORT AND CONNECTIVITY

BY RAIL

The nearest train station is Totnes providing access to London Paddington with an approximate journey time of 2 hours 42 minutes; Bristol Temple Meads (1 hour 32 mins); Penzance (2 hours 30 minutes) and Plymouth (24 minutes).

BY ROAD

The properties are conveniently located within 0.7 miles of the A379 through Dartmouth, linking the town to Slapton and Kingsbridge to the southwest and to Torbay to the east across the Higher Ferry. The town connects to the A3122 which provides a route from Dartmouth to a junction with the A381 to Totnes and a more direct route to Kingsbridge. Stagecoach-Southwest provides local town bus services and links to Plymouth, Totnes and Exeter, and Kingsbridge. In addition to these destinations, it provides links to the Torbay resort towns of Brixham, Paignton and Torquay from Kingswear via the ferry.

BY RIVER

Dartmouth is linked to Kingswear, on the other side of the River Dart, by three ferries. The Higher Ferry and the Lower Ferry are both vehicular ferries. The Passenger Ferry carries passengers to connect with the Dartmouth Steam Railway at Kingswear railway station. The nearest bridge across the River Dart is in Totnes, circa 11 miles away by road.

BY AIR

Exeter Airport is approximately 35 miles away, and accessible in approximately 1 hour 15 minutes by car, and 2 hours 30 minutes by public transport.



DESCRIPTION - FORMER DARTMOUTH HOSPITAL

The former Dartmouth Hospital site is square in shape and extends to 0.053 hectares (0.131 acres). The opportunity is spilt over two sites with a connecting bridge spanning Mansion House Street. There are two very clear distinct elements to the Site, the original Cottage Hospital which was constructed around the 1890s, which is spread over three storeys and the 1970s extension split over two to three storeys.

The property extends across ground, first and second storey with **c.1,272.67 sq. m. (13,691 sq. ft.) GIA** of accommodation.

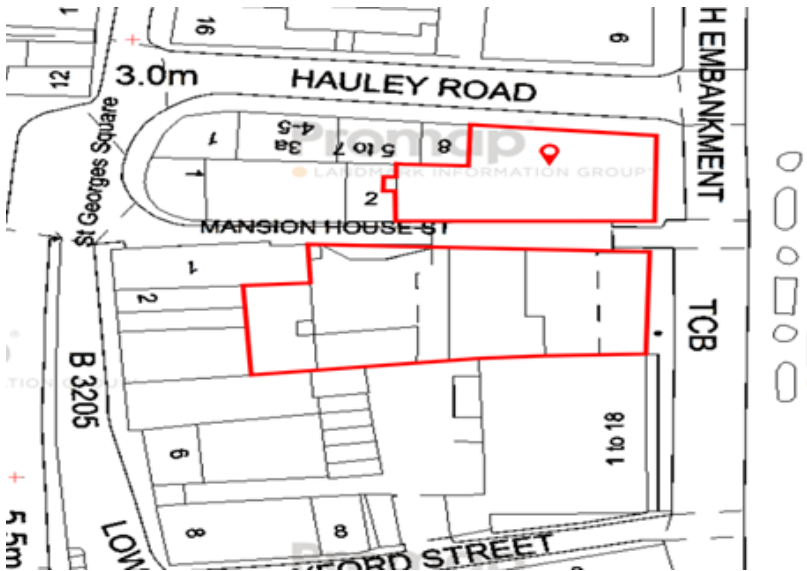
FLOOR	SQ. M. GIA (SQ. FT. GIA)
Ground	493.34
First Floor	624.65
Second Floor	154.68
TOTAL	1,272.67 (13,691)*

*The above floor areas are indicative only and prospective purchasers should satisfy themselves as to their accuracy as part of their due diligence.

Vehicular access to the on-site car park is via South Embankment.

The property benefits from numerous entrance points from South Embankment; Hauley Road and Mansion House Street.

Please see the ‘Alternative Use’ section of the brochure which illustrates potential residential (medium and high density) redevelopment scenarios.



DESCRIPTION - FORMER DARTMOUTH CLINIC

The former clinic site is broadly rectangular in shape and extends to 0.010 hectares (0.025 acres). It is a two-storey building with a pitched tiled roof.

The building is arranged over two floors with consulting and treatment rooms, waiting rooms, reception and office accommodation.

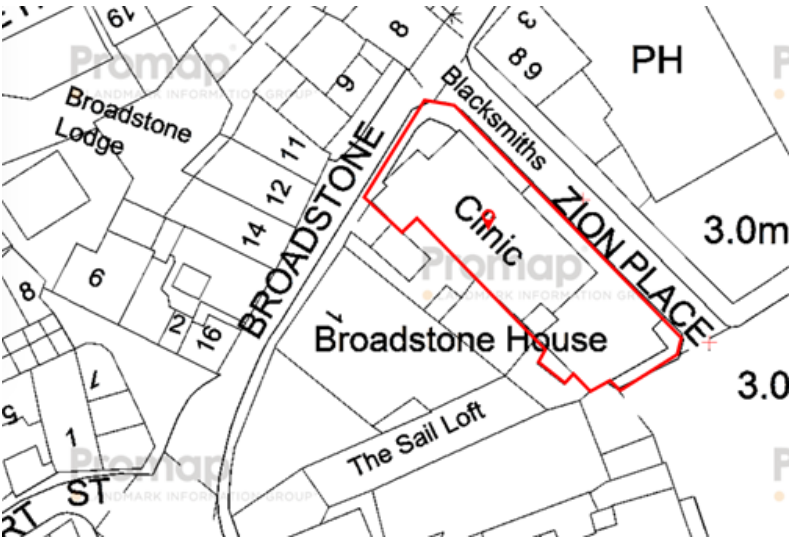
The building is laid out over ground, first floor and extends to **c. 344.36 sq. m. (3,706 sq ft) GIA.**

FLOOR	SQ. M. GIA (SQ. FT. GIA)
Ground	167.96 (1807)
First Floor	176.40 (1898)
TOTAL	344.36 (3,706)*

*The above floor areas are indicative only and prospective purchasers should satisfy themselves as to their accuracy as part of their due diligence.

The former clinic has sole access to three parking spaces to the front of the building. Vehicular and pedestrian access to the site is via Zion Place, off Mayors Avenue.

Pedestrian access is also possible to the rear via Broadstone Road.





TOWN PLANNING

PLANNING JURISDICTION

The properties fall within the jurisdiction of South Hams District Council. The Plymouth and South West Devon Joint Local Plan (“JLP”) was adopted by South Hams District Council in 2019 and sets out the strategic framework for sustainable growth and the management of change.

NEIGHBOURHOOD PLAN (Under Referendum)

The Dartmouth Neighbourhood Plan is a way of helping the Dartmouth community guide and influence the future development and growth of the area in which they live and work. It covers the period up to 2034. The plan highlights the need for more affordable housing for local people especially the young.

Policy DNP TE5 supports prioritising the development of brownfield sites before greenfield sites, other than those allocated in the JLP. Proposals for the redevelopment of brownfield land will be prioritised unless there is proven demand that cannot be met by the brownfield-first approach.

FLOOD ZONE

Both Properties are situated in within flood zone 3.

HERITAGE/CONSERVATION

Dartmouth Hospital is within the South Embankment Conservation Area. The Cottage Hospital formed part of the Former Dartmouth Hospital site and is classed as a non-designated heritage asset.

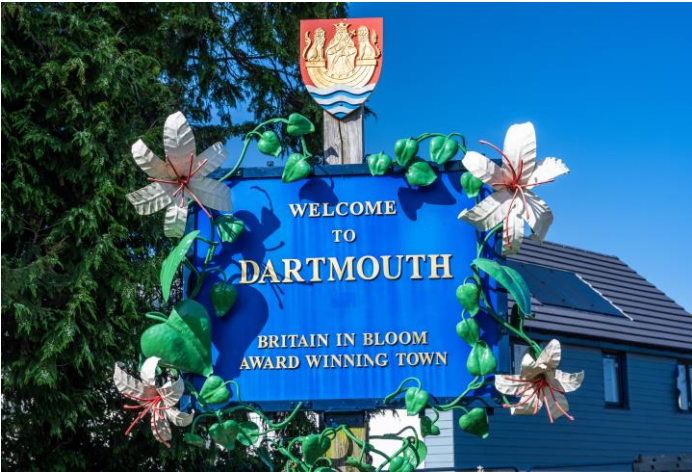
Dartmouth Hospital is also located close to Grade II Listed buildings and on this basis, any proposed works at this Property would need to be sensitive to its surroundings.

AFFORDABLE HOUSING

Current policy DEV8 of the Local Plan states that for all housing proposals of 11 or more dwellings, the Council will seek 30% affordable housing on site.

SOCIAL VALUE

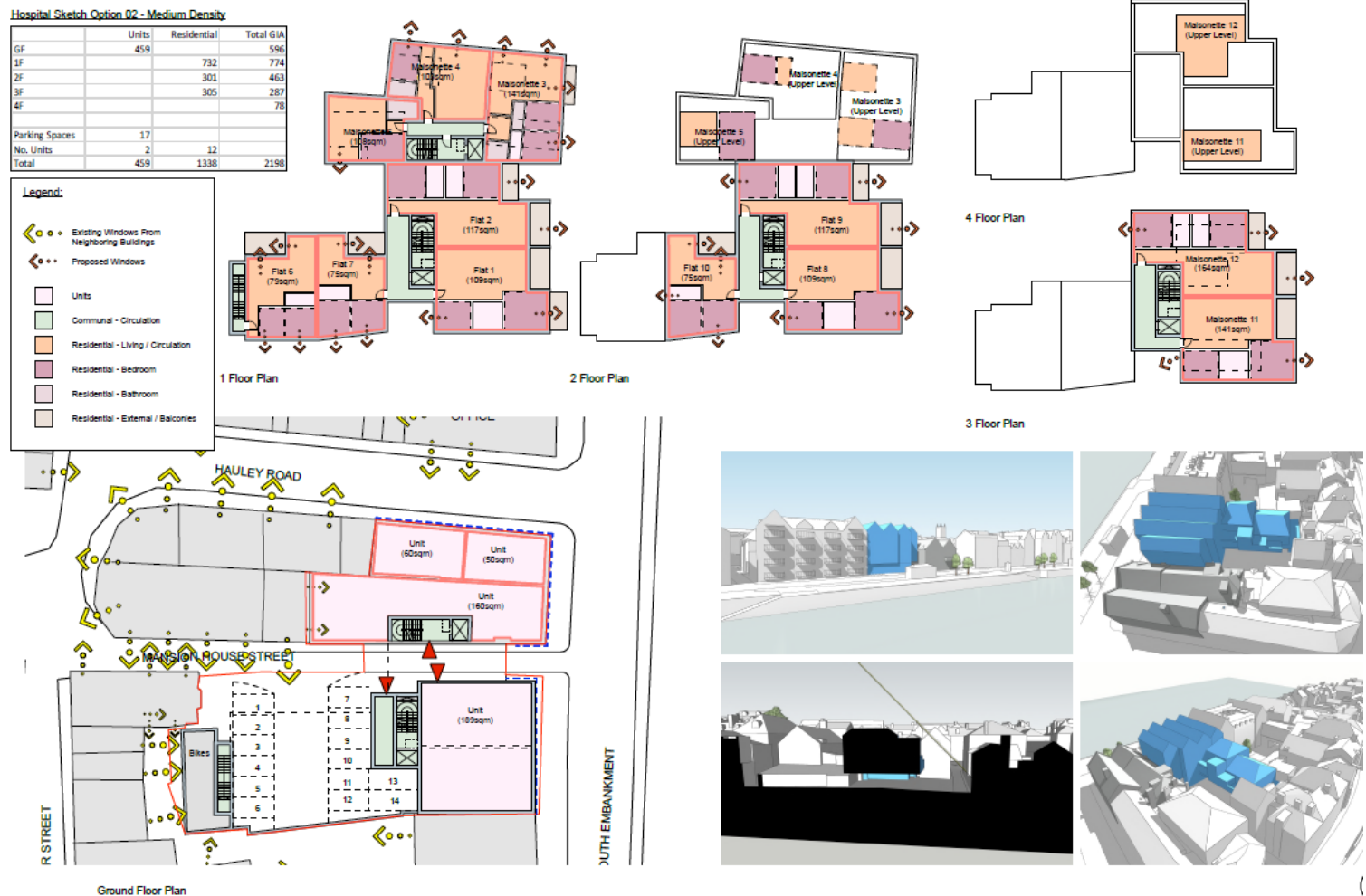
As part of the sale of these properties, there will be a requirement to demonstrate what social value the development proposals will unlock for the town of Dartmouth.



FORMER DARTMOUTH HOSPITAL POTENTIAL ALTERNATIVE USE

MEDIUM DENSITY SCHEME

- Retention and conversion of the original Cottage Hospital part of the property.
- Demolition of the 1970s building and replacement new build accommodation.
- 12 x apartments / maisonettes.
- 5 x commercial units at ground floor.
- Assumes 2 x units of social housing.
- 14 x off-road parking spaces.
- Provision of commercial space at ground floor due to flood risk being unacceptable for residential in accordance with EA.



*Subject to planning & indicative only

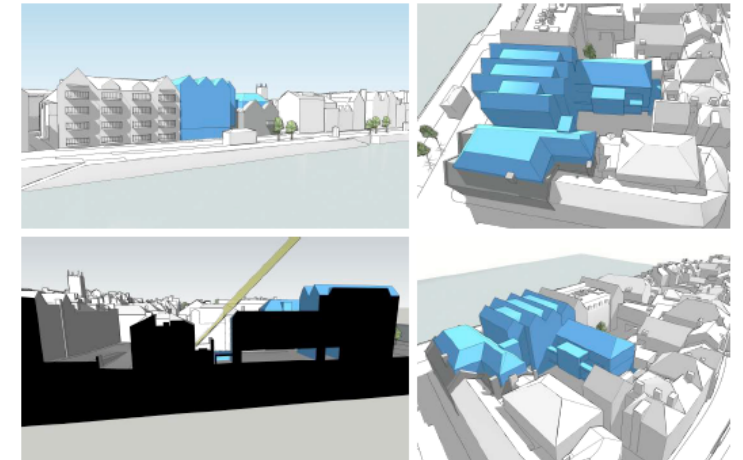
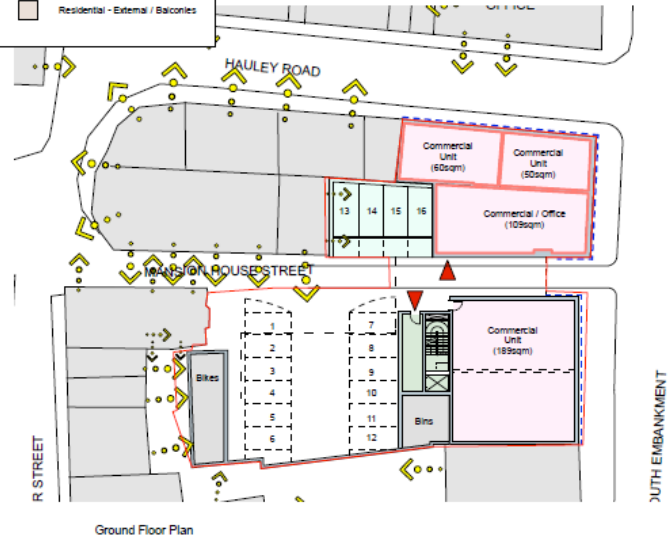
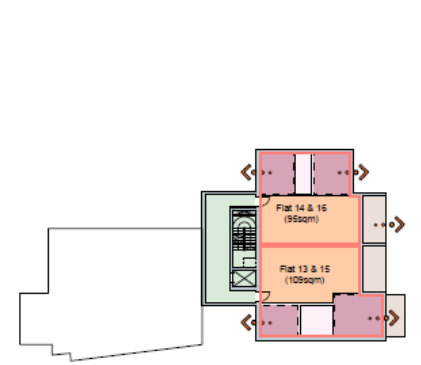
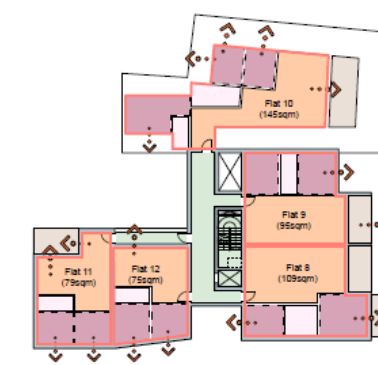
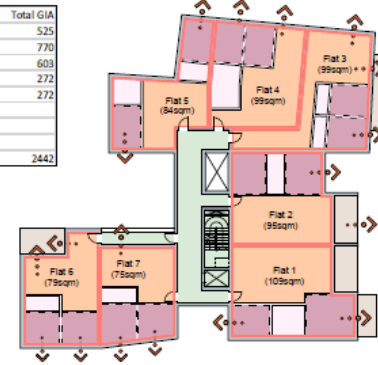
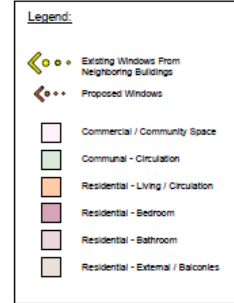
FORMER DARTMOUTH HOSPITAL POTENTIAL ALTERNATIVE USE

HIGH DENSITY SCHEME

- Retention and conversion of the original Cottage Hospital part of the property.
- Demolition of the 1970s building and replacement new build accommodation.
- 16 x apartments / maisonettes.
- 5 x commercial units.
- Assumes 3 x units of social housing.
- 16 x off road car parking spaces.
- Provision of commercial space at ground floor due to flood risk being unacceptable for residential in accordance with EA.

Hospital Sketch Option 01 - High Density

	Commercial	Residential	Total GIA
GF	408	525	
1F		640	770
2F		503	603
3F		204	272
4F		204	272
Parking Spaces	16		
No. Units	2	16	
Total	408	1551	2442



*Subject to planning & indicative only

FURTHER INFORMATION

TENURE

Both sites are held freehold with vacant possession.

SERVICES

We understand that all main services are connected to the properties; however prospective purchasers should satisfy themselves as to their suitability for their own proposals by making enquiries with the relevant statutory bodies.

METHOD OF SALE

Best offers ‘subject to contract only’ are invited for the freehold of the properties. Offers that are conditional on other matters must set out the conditions in detail and the steps (including anticipated timescales) to discharge them.

Offers are to be submitted via email to howard.williams@montagu-evans.co.uk by no later than **12 noon on Wednesday 17 January 2024.**

Bids received after the bid deadline may not be accepted or considered. Prospective buyers are required when submitting offers to complete the bid form; state the name of their solicitor and provide financial evidence of their ability to complete the purchase. Prospective buyers are required to confirm that they have read and considered all documents contained in the information pack.

When an offer is made by an agent, it must be accompanied by a letter from the principal and confirming the funds forming the basis of the offer are available.





ENQUIRIES



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ROBBIE CATLING

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VIEWINGS

Accompanied viewings will be conducted by the vendor's sole agent on selected dates. For details of viewing arrangements please contact the team.

DATA ROOM

Documentation is available upon request.

Misrepresentation Act 1967: Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that : (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. October 2023.