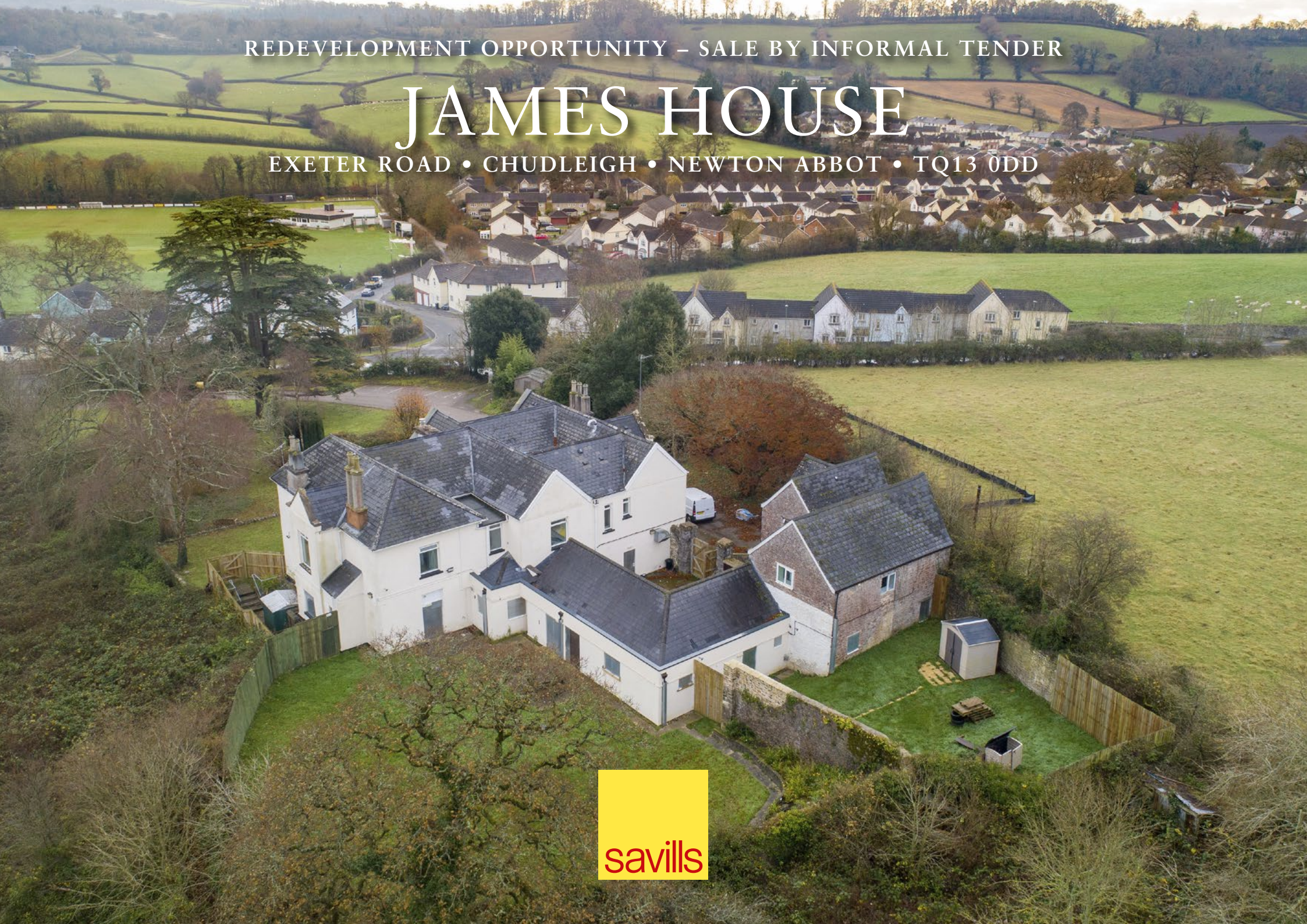


REDEVELOPMENT OPPORTUNITY – SALE BY INFORMAL TENDER

# JAMES HOUSE

EXETER ROAD • CHUDLEIGH • NEWTON ABBOT • TQ13 0DD





## *Redevelopment Opportunity*

# JAMES HOUSE

EXETER ROAD • CHUDLEIGH  
NEWTON ABBOT • TQ13 0DD

- Existing C2 designation
- Potential for change of use to C3
- 850 sq m (9149 sq ft) GIA
- Annexe with separate garden
- 0.5 hectares (1.24 acres)
- Freehold interest

### CHUDLEIGH

Chudleigh is a small town located in the Teignbridge district, approximately 11 miles south of Exeter and 33 miles to the north east of Plymouth. It is a traditional market town on the eastern edge of Dartmoor with a population of approximately 6,000 people. The town provides a range of local amenities and services including two doctor's surgeries and a primary school.

### LOCATION

James House is located on the northern edge of the Chudleigh town settlement, with access off of Exeter Road (B3344).

This road provides access south to the town centre and north onto the A38 which is the main road providing access to Exeter and the M5 to the north and Plymouth to the south.

The nearest railway station is approximately 8 miles to the south at Newton Abbot, which provides direct trains to Exeter with a journey time of approximately 45 minutes, with services to Bristol and London available from Exeter. There are also regular bus services which pass through the town, providing access to Newton Abbot, Exeter and Plymouth.







## SITUATION AND PROPERTY

James House is situated in an elevated position with the drive rising up from the main road, providing views across the countryside. The property is bordered to the south by the main road, to the west by sports playing pitches and to the north and east by open countryside and allotments.

The property has a long drive and 18 parking spaces to the south eastern part of the site, with garden space to the east and the main house situated towards the north western corner of the plot.

The house is a two storey detached house with rendered elevations and a pitched slate roof. The property was formerly a private residence which has subsequently been converted into a Care Home with C2 use.

The property is linked to an older annexe to the rear of the property via a single storey extension to the rear of the property. The annexe benefits from its own separate garden to the north west of the site.

## ACCOMMODATION

The house has a GIA of approximately 850 sq m (9,149 sq ft),

which is split as follows; the basement GIA of 124 sq m (1,331 sq ft), the first floor GIA of 419.8 sq m (4519 sq ft) and the first floor GIA of 306.5 sq m (3299 sq ft).

The floorplans show the internal layout of the property which includes 9 x reception rooms, 3 x en-suite bedrooms, 3 x kitchens and 1 x bathroom on the ground floor and 4 x reception rooms and 8 x en-suite bedrooms on the first floor.

## PLANNING

James House and the Annexe currently has a C2 designation which previously provided 11 en-suite beds for inpatient rehabilitation for people with severe and enduring mental health problems.

In terms of future use, James House would offer a range of opportunities for continued health care use (C2 use), or redevelopment and change of use to residential uses (C3 use), subject to planning.

The land immediately adjacent to the north of the property currently has planning permission for 19 dwellings with associated open space and infrastructure (planning ref: 18/01866/MAJ).

The land immediately to the south of the property currently has planning permission for up to 65 residential dwellings together with associated landscaping, open space and infrastructure, and outline planning permission for 4 self-build plots (planning ref: 16/02423/MAJ).

## TENURE & TITLE

The property is registered under title number DN175843 and is owned freehold with title absolute.

The freehold interest is being offered for sale with vacant possession on completion.

## SERVICES

We understand that there is mains water, electricity and gas either on site or nearby, with the property not linked to the main drainage system, but connected to a septic tank located in the grounds, however interested parties should make their own enquiries to the relevant statutory service providers to confirm.

## VAT

VAT will be payable on the purchase price if applicable.

## JAMES HOUSE

Approximate Gross Internal Area:  
Total: 850 sq.m. / 9149.31 sq.ft.

For illustrative purposes only.  
Not to scale.



## EXISTING WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

## OFFERS & METHOD OF SALE

The site is being marketed by way of an informal tender process, with offers invited on an unconditional basis.

The closing date for submission of offers will be confirmed to interested parties in due course.

Please note that the vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

## FURTHER INFORMATION

A Technical Pack is available to interested parties upon request, which will include:

- Location and site plans
- Land Registry title and plan
- Aerial and site photographs
- Supporting documents

## VIEWING

Viewing should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

## IMPORTANT NOTICE:

Savills, their clients and any joint agents 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20/02/2023NW. Kingfisher Print and Design Ltd. 01803 867087.

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