

DEVELOPMENT
INVESTMENT
RESIDENTIAL

Substantial 17 Bedroomed Residential Care Home plus
former Owners Accommodation on a site of 0.3 of an Acre
in a convenient town location

**Noon
Roberts** 
PROPERTY CONSULTANTS



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Offers in excess of £550,000 for the Freehold for this Substantial Home with Development Potential
17 Bedroom Home plus former owners accommodation, parking to the front and gardens to the rear
Southernhay Care Home, Second Drive, Exeter Road, Teignmouth, TQ14 9JS

SITUATION AND DESCRIPTION

Teignmouth is a popular and historic coastal resort situated on the South Devon coast between the River Exe and River Teign estuaries. Teignmouth is located approximately 16 miles south of Exeter and 7 miles west of Newton Abbot. Road access is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at either junction 30 approximately 12 miles away, or via the A380 dual carriageway linking with the M5 at Exeter. The town enjoys a mainline railway station with regular service to London (Paddington). Teignmouth has a good resident population which is significantly increased in the summer months. The popular coastal resort of Teignmouth has a busy working port as well as strong commerce, with the 4 major high street banks indicating the town is not just a holiday destination. The beaches and promenade are second to none in South Devon along with the Victorian Pier. Steeped in Maritime history the long sandy beaches are major attractions for tourists. Spectacular views along the coast and out to Dartmoor can be enjoyed by walking along the South West Coast Path.

Southernhay Retirement Care Home is a substantial detached period Villa set in an elevated position with views over the town, the Estuary and onto Shaldon, from the upper floor. Second Drive is located off of Exeter Road on the road out of Teignmouth heading up to the Golf Course, and is accessed from Yannon Drive on the left hand side. The House has been extended on a number of occasions offering generous accommodation on ground and first floors. However, some of these extensions could be altered or removed totally to rearrange the accommodation for alternative uses. The property is currently run as a Residential Care Home with 17 bedrooms, 14 of which are En-Suite and three with wash hand basins in the rooms and shared bathrooms. On the ground floor is a large sitting and dining area with a conservatory overlooking the rear garden. Alternatively, the property would suit being used as a private residence again, either as one large house or possible for 2 families, with additional Holiday or full time letting units in some of the modern additions. Finally, the property may be suitable for a more comprehensive residential development, with conversion of the property into Houses or Apartments, however, all of the above alternatives are subject to the necessary Planning and Building Regulations approval.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Glazed entrance door from the front courtyard leads to an Entrance Hall which provides access to the old part of the house and also the recent extensions. Doors to

Dining Room 5.07m x 4.34m (16'8" x 14'3") max

Spacious room with openings through into the sitting room, plus an additional dining area.

Sitting Room 4.80m x 4.58m (15'9" x 15'0") max

Two windows to the rear garden. Radiator. Opening into...

Additional Dining Area 9.05m x 2.16m (29'8" x 7'1") max

Two windows to garden. Doors linking into the dining room. Double doors into...

Conservatory

4.51m x 2.31m (14'9" x 7'7") max

Glazed doors to the decking area and further glazed door to the garden. Lovely open views.

Inner hallway leads into the recent extension with doors to ...

Bedroom 1

6.50m x 3.05m (21'4" x 10'0") max

En-suite with wash hand basin and WC suite. Door onto the rear decking area. Radiator.

Bedroom 2

5.92m x 2.60m (19'5" x 8'6") max

Double doors to the decking area. Radiator. En-suite with wash hand basin and low level WC suite.

Bedroom 3

5.88m x 2.85m (19'3" x 9'4") max

En-suite with low level WC suite and wash hand basin. Double doors to decking area. Light and airy room.

Bedroom 4

4.77m x 3.06m (15'8" x 10'0") max

Double doors to deck area. En-suite with low level WC suite and wash hand basin. Radiator.

Bathroom

Fixed panelled bath plus low level WC suite. Part tiled walls. Radiator.

Bedroom 5

4.68m x 3.82m (15'4" x 12'6") max

Large and spacious room with window to the front. En-suite comprising a low level WC suite and wash hand basin. Radiator.

Bedroom 6

4.47m x 3.42m (14'8" x 11'3") max

Measured into the Bay window. Feature fireplace with cast iron grate, tiled slips within timber surround and timber overmantle. Radiator. Door to separate en-suite with low level WC suite and wash hand basin.

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Bedroom 7 Lovely spacious room with bay window overlooking the garden. Separate en-suite with low level WC suite and wash hand basin. Radiator.	5.80m x 4.33m (19'0" x 14'3") max	Former Shower Room Currently used as a store but with provision for installing a shower, etc.	3.95m x 1.46m (13'0" x 4'9") max	Bedroom 13 Window to rear garden. Wash hand basin with separate low level WC suite.	4.50m x 3.06m (14'9" x 10'0") max
Kitchen Well-fitted with a range of wall and base units with twin bowl stainless steel sink unit and single drainer inset into ample work tops. Space for fridge. Alcove for Range style cooker. Plumbing for dishwasher. Two windows to garden. Central island unit.	4.32m x 3.20m (14'2" x 10'6") max	Laundry Room Former Sitting room. Plumbing for washing machines. Range of base units with worktops over. Radiator.	3.86m x 2.77m (12'8" x 9'1") max	Bedroom 14 Two windows to rear garden. En-suite with wash basin and low level WC suite.	4.37m x 4.08m (14'4" x 13'5") max
Utility Room Window. Sink with single drainer and cupboards below. Strip lighting. Fitted cupboards to one wall.	2.75m x 2.38m (9'0" x 7'10") max	Store/Workshop Formerly the kitchen. Patio doors to garden. Kitchen units to one wall. Power and light as fitted.	4.04m x 2.29m (13'3" x 7'6") max	Bedroom 15 Spacious room with dual aspect windows including sea views to Shaldon and the Estuary. Light and airy room. Radiator.	4.53m x 4.34m (14'10" x 14'3") max
Manager's Office Window. Fitted cupboards to one wall. Medicine storage cupboard leading off. Formerly an additional bedroom with separate En-suite comprising a low level WC suite and wash hand basin.	4.44m x 2.62m (14'7" x 8'7") max	Secondary Laundry Room Formerly the bedroom. Radiator. Door to garden.	3.73m x 2.47m (12'3" x 8'2") max	Bedroom 16 Lovely open views of the Estuary and Shaldon beyond. Large bay window. Separate En-suite with low level WC suite and wash hand basin.	5.80m x 4.33m (19'0" x 14'3") max
Bedroom 8 Window to front. Radiator. En-suite with low level WC suite and wash hand basin.	4.54 x 2.77 (14'11" x 9'1") max	SECOND FLOOR Staircase from the main Reception Hall leads up to a two way landing with doors leading to			
Fridge/Freezer Room Useful room with roof light (no window). Power and light as fitted.	3.02m x 2.49m (9'11" x 8'2") max	Bedroom 9 Window to the front. Wash hand basin. Radiator	3.42m x 3.06m (11'3" x 10'0") max	Bathroom Bath with tiled walls.	
Former Manager's Flat Previously a Manager's flat which is now used for storage and laundry and provides the following:		Bedroom 10 Window to the front. Wash hand basin. Radiator	3.63m x 2.70m (11'11" x 8'10") max	Bedroom 17 Windows to the front. Separate En-suite with low level WC suite and wash hand basin.	3.79m x 3.37m (12'5" x 11'1") max
Toilet Low level WC suite and wash hand basin.		Bedroom 11 Window to front. En-suite with wash basin and separate low level WC suite.	4.60m x 2.28m (15'1" x 7'6") max	EXTERNALLY To the front of the House is a tarmac drive and car park area with parking for up to 6 cars. To the rear is a level enclosed garden with 2 areas of raised decking offering access from many of the ground floor bedrooms and the residents sitting room, dining area and conservatory.	
		Bedroom 12 Wash hand basin with separate low level WC suite. Window to rear garden.	3.71m x 2.78m (12'2" x 9'2") max	RATES For further information on the Rateable Value or Rates payable, please contact Teignbridge District Council Business Rates department (01626 361101)	
		Walk-in Shower area Fitted shower unit with mixer shower over.			

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PLANNING

The property benefited from Planning Consent for an extension to the care home in 2009 from Teignbridge District Council under application number 08/03824/FUL, a copy of which is available on request. This extension was not completed and the consent has now lapsed. However this indicates that further development of the site is likely to be acceptable.

In discussions with Teignbridge District Council planning department their view is that as the site lies within the designated settlement limit for Teignmouth, the principle of residential development is likely to be acceptable. However interested parties are required to make their own enquiries and satisfy themselves that their use is acceptable.

PRICE

Offers are sought in excess of £550,000 for the freehold of this substantial property with considerable development potential to either convert back to a single dwelling or for shared use by two families. Alternatively, the premises are suitable for a more comprehensive development including the possible demolition of some of the existing buildings. However, all of the above is subject to planning consent.

The vendors are seeking unconditional offers for the premises, but if purchasers wish to submit an offer that is conditional on a planning consent, then full details of the proposal will be required together with details of their professional team and their previous experience with such a development.

BUSINESS AND REGISTRATION

We understand that the premises are currently registered for a maximum of 20 clients. The home is currently run by the owner as a registered provider, with a range of part and full time staff.

FIXTURES AND FITTINGS

We understand that all fixtures and fittings are owned and can be made available in any sale by negotiation.

SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises. Interested parties are required to make their own enquiries of the relevant service provider as to the capacity of any supply to meet the needs of the development proposed.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises which indicates that the premises have a rating of: - **C61**. A full copy of the EPC is available on the web site.

LEGAL COSTS

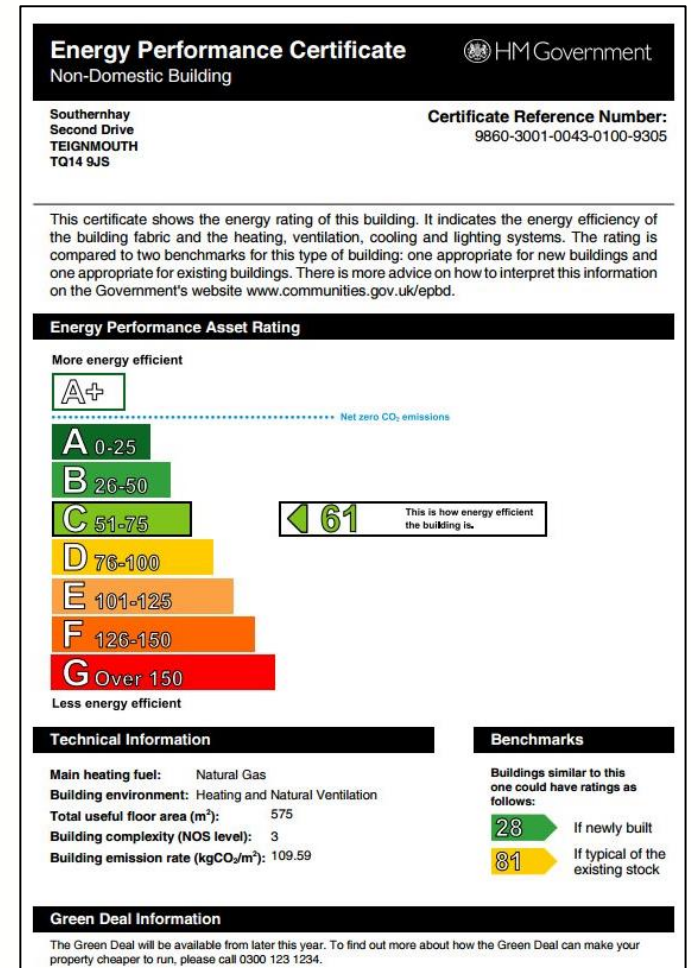
Each party will be required to bear their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon - (07831 273148) Ref (0353)



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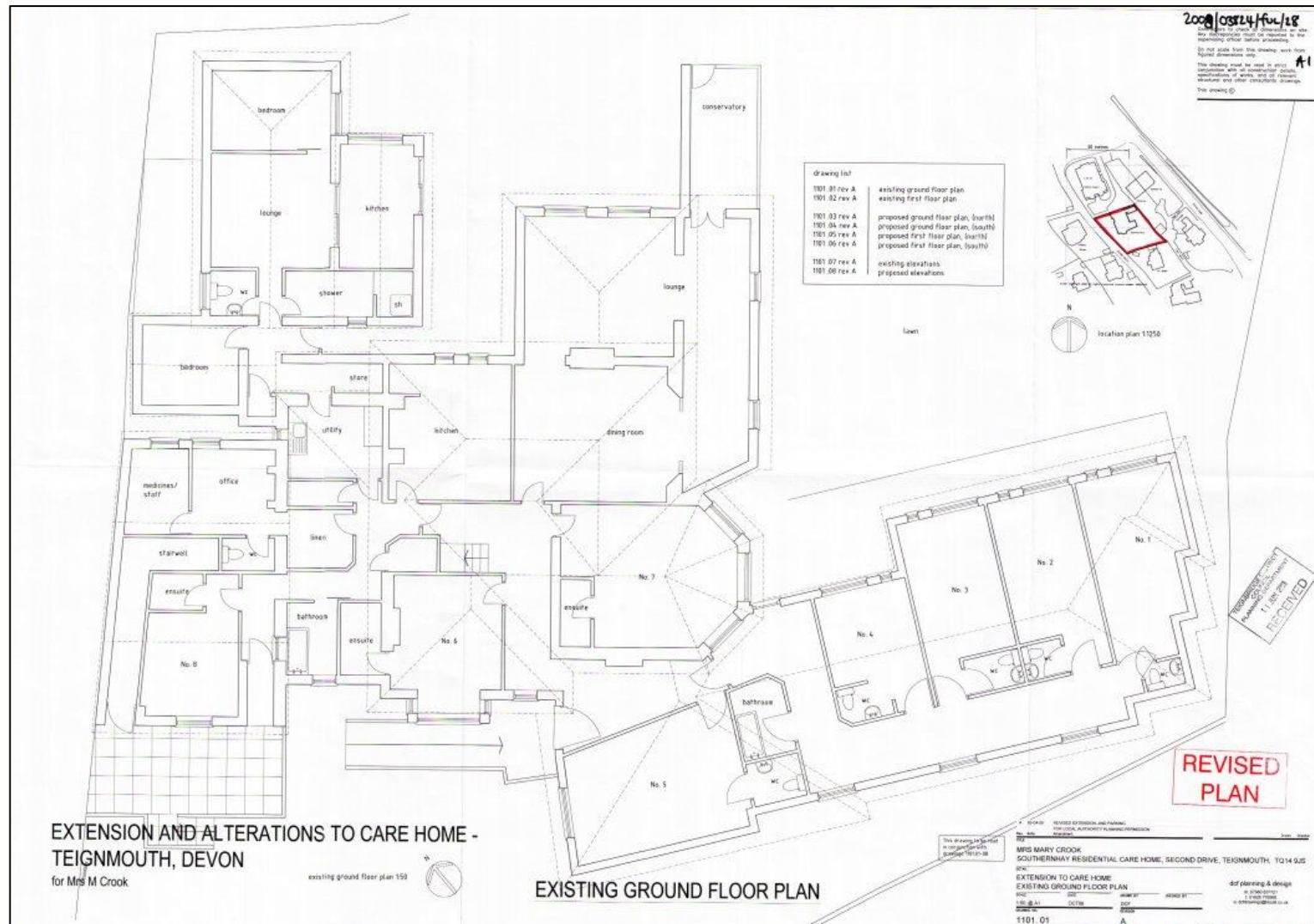
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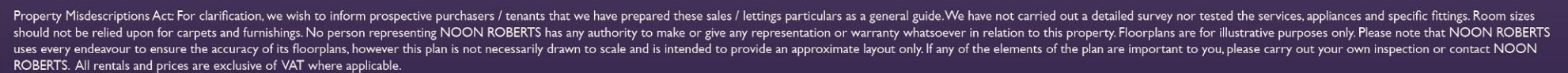
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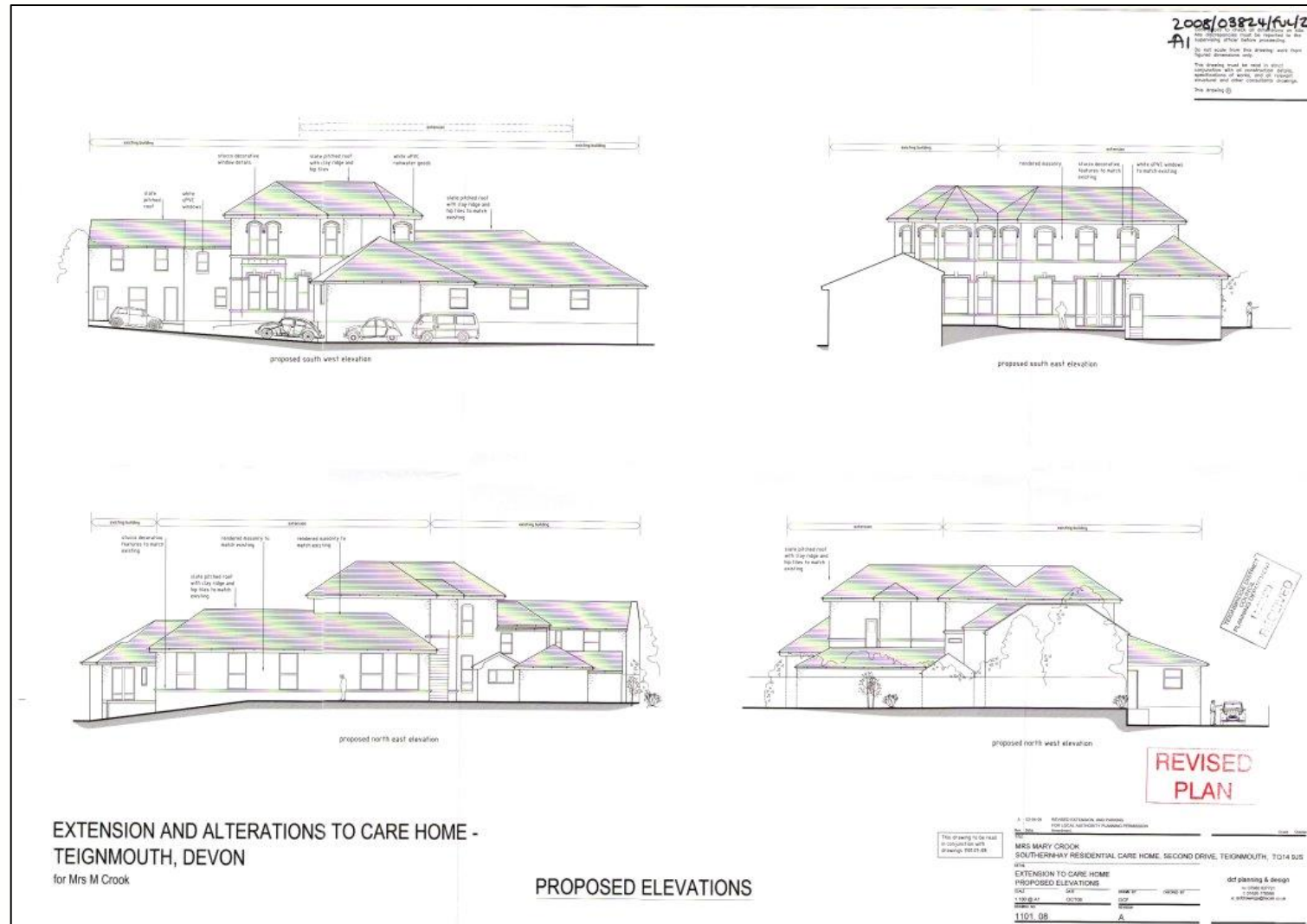
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