

An aerial photograph of a residential property in Ivybridge, Devon. The property is outlined in red and consists of several white, two-story houses with dark brown roofs, arranged in a U-shape around a central green area. The surrounding area includes other residential buildings, a church, and a road with parked cars.

**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**For Sale**

Best bids invited by noon on  
31<sup>st</sup> July 2023

Butterpark, Brook Road, Ivybridge,  
PL21 0AX

1.27 Acres  
(0.51 Hectares)

# Summary

- Former care home with gross site area of 1.27 acres
- Central Ivybridge
- Development to include 8 x 1 bed social care units
- Freehold for sale
- Best bids sought by Monday 31<sup>st</sup> July 2023

## Location:

Situated in the heart of Ivybridge within 350m of the town centre in an established residential area. Easy vehicular access and pedestrian access to the town centre.

## Description:

Former local authority care home occupying a rectangular and essentially level site extending to a gross area of about 1.21 acres (0.486ha). The property is accessed by a spur off Brook Road and this is to be retained as the entrance into the site. The property includes the former care home building, which is a mix of two- and single- storey structures with some ancillary buildings and all set in landscaped areas.

A public footpath runs along the southern boundary of the property and thus forms part of the property being offered for sale. The Purchaser will be required to retain this as a public footpath. It is shown in blue on the site plan.

## Accommodation:

All areas are approximate and taken from floor plans on a gross external basis.

The existing buildings provide a total gross internal area of about 16,250 sq ft (1510 sq m).

	sq m	sq ft
<b>Buildings</b>	1,510	16,250
	hectares	acres
<b>Site Area</b>	0.51	1.27

## Services:

We understand that mains electricity, water and drainage are connected to the property however they have been turned off at the meters. Gas was previously supplied to the site but has been disconnected. These services have not been tested by the agents. Interested parties should make their own enquiries regarding capacity to cater for new development.

## EPC / MEES:

D (92)

## Planning:

Informal pre-application discussions have been held with South Hams District Council regarding the principle of development but no planning application has been submitted. Discussions to date have been on the basis of a maximum of 38 residential units including 6 independent living units for people with moderate learning disabilities and a 3-bed learning/training house. Options include reuse of part of the existing buildings but complete site clearance is a possibility.

## Business rates:

Interested parties are advised to confirm the rating liability with South Hams District Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Tenure:

The property comprises a freehold interest which will be sold in its entirety to the successful purchaser.

## Proposal:

Best bids are invited for the site and should reflect the Development Criteria and Affordable Housing Criteria set out below which includes the provision of 8 x 1 bed social care units.

The bids should also include:

1. Details of the developer
2. A resume of previous schemes
3. Indicative draft scheme for the site with accompanying narrative demonstrating how the Development Criteria will be met
4. Timescale for the scheme
5. Price offered
6. Confirmation of funding

An application form should be completed which contains the above items. Best bids are to be submitted via email to Joanne High ([jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)) with the subject being "Ivybridge Town Council Proposal" by noon on 31<sup>st</sup> July 2023.

A data pack is available for full details of Ivybridge Town Council's selection process and further title information and documentation.

## Development Criteria:

Ivybridge Town Council has the following requirements for the development scheme:

- (a) The delivery of 8 units of "independent living" accommodation for people with learning disabilities.
- (b) The independent living units should be one bedroom and be ready to receive suitable technology to enable them to be future proofed.

For the entire site:-

- (c) The scheme should retain and enhance the existing character of the area, retaining existing trees of any merit within the development, where possible.
- (d) A BS 5837 Tree Survey is required to determine which trees are worthy of retention. Category A and B trees should be protected and retained.
- (e) There should be no loss of amenity for the existing nearby properties as a result of the proposed scheme, which must be a "good neighbour" with the maximum height of the development taking into account its setting and impact on local residents.
- (f) The Property is currently accessed by pedestrians and vehicles from Brook Road and retention of this access is preferred.

## Affordable housing:

The Seller has aspirations of achieving at least 28 units on the Property, with at least 30% of those being affordable rented housing/shared ownership units / social care units and ideally more, therefore when considering any offer a proposal that attributes a higher percentage of such tenures of housing as part of the proposed development will score more highly.

## Legal fees:

Each party to be responsible for their own legal fees in relation to the transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

## CONTACT THE AGENT

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