

# FREEHOLD FOR SALE

## Former Sidmouth Health Centre

Blackmore Drive, Sidmouth, EX10 8ET

Suitable for re-use or redevelopment

Site Area – 0.327 acres (0.132 ha)  
Building Area 757 sq m (8,256 sq ft)



# Location

The building adjoins Sidmouth Library in the centre of the town and is accessed off the High Street. The south western elevation overlooks Blackmore Gardens, Sidmouth Bowling Club and Coburg Fields Tennis Courts. Immediately to the rear are residential properties which sit between the building and the Victoria Hospital.

A full range of shops are within a short walk including the Co-op, Sidmouth Pharmacy, a cinema and wide variety of restaurants and coffee shops. The Esplanade is only 300m away.



**Beach - 300m**

**M5**



**14 miles**

**A30**



**10 miles**



# Accommodation

## Description

The former Sidmouth Health Centre is a purpose built 2 storey building having been constructed in 1970's. It has flat roofs throughout. It adjoins Sidmouth Library and currently shares services. The car park to the front of the property is secure but is shared with the Library, it's division will be resolved as part of the sale process. This will give the building a minimum of 6 spaces.

At present it is heavily sub-divided to provide a variety of clinical, treatment, waiting rooms and offices.

## Planning

In 2017 pre-application advice was sought in relation to conversion of the property to residential use. Following the feedback further work was undertaken to produced a scheme for 9 no. units as shown overleaf.

A Permission in Principle is in the process of being submitted to provide one and two bedroom flats.

The existing use class sits within Class E of the Use Classes Order 2020 as amended.

## Services

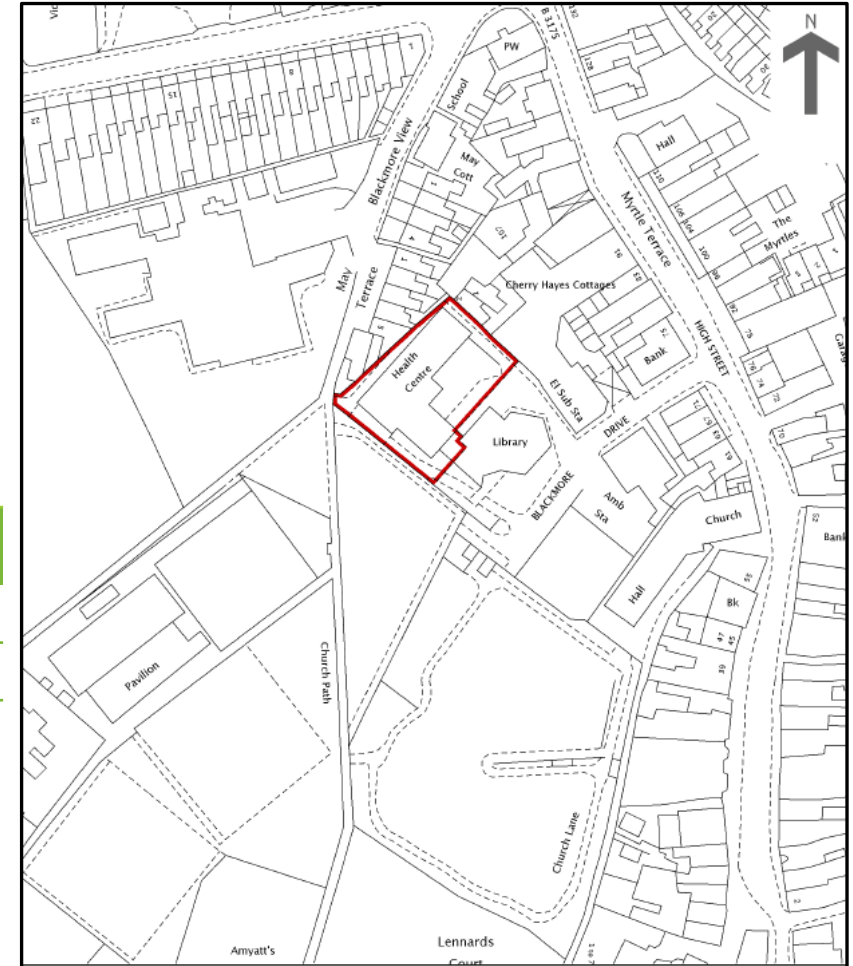
We are advised that all main services are connected to the premises with sub-metered supplies to the adjacent library. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Area

The freehold title area measures 0.327 acres (0.132 ha). Currently this bisects 7 spaces. The vendor is resolving this prior to completion.

The building area below is Gross Internal Area.

Area	Sq ft	Sq m
Ground Floor	5,619	522
First Floor	2,637	245
<b>TOTAL</b>	<b>8,256</b>	<b>757</b>



# Rates | EPC | Terms

## Data Room

We are able to provide additional detail on the buildings and site. Please contact the agents for access.

Title No. DN469023.

## Business Rates

Interested parties should make their own enquiries to East Devon Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is E119 and the full certificate can be provided on request.

## Proposal

Offers over £500,000 are sought for the property on an unconditional basis only to complete by 31<sup>st</sup> March 2024.

The vendor will include overage and clawback provisions to be negotiated with the successful party.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



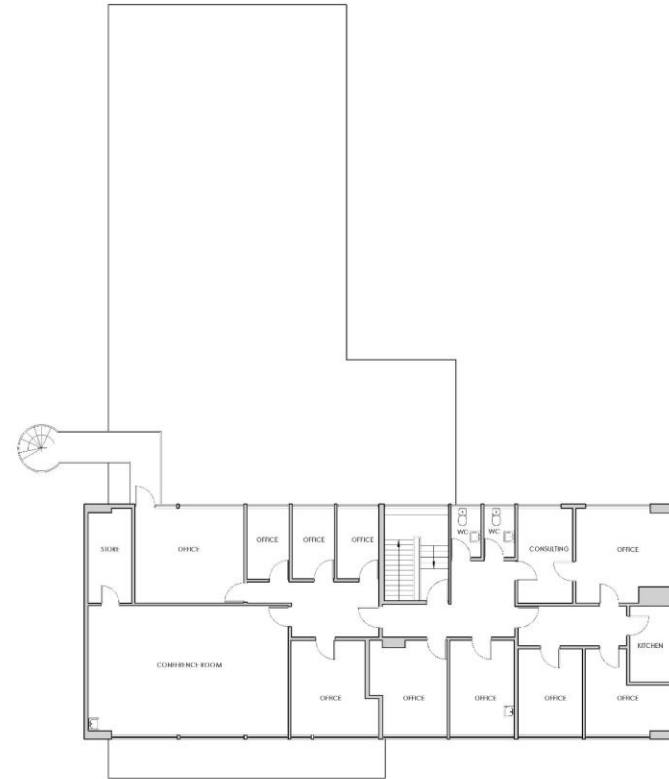
# Existing Floor Plan



Notes:



EXISTING GROUND FLOOR PLAN  
SCALE 1:100



EXISTING FIRST FLOOR PLAN  
SCALE 1:100

REV	DATE	DESCRIPTION	BY
STATE:		PLANNING	


**RHM Planning & Design Services**  
 19 Russell Grove  
 Westbury Park  
 BRISTOL BS4 7UD  
 Tel: +44 (0)1274 821400  
 Email: info@rhmpanning.co.uk  
[www.rhmpanning.co.uk](http://www.rhmpanning.co.uk)


**NHS Property Services Ltd**

SITE:  
 Sidmouth Health Centre, Blackmore Drive  
 Sidmouth  
 Devon, EX10 8ET

Existing Floor Plans

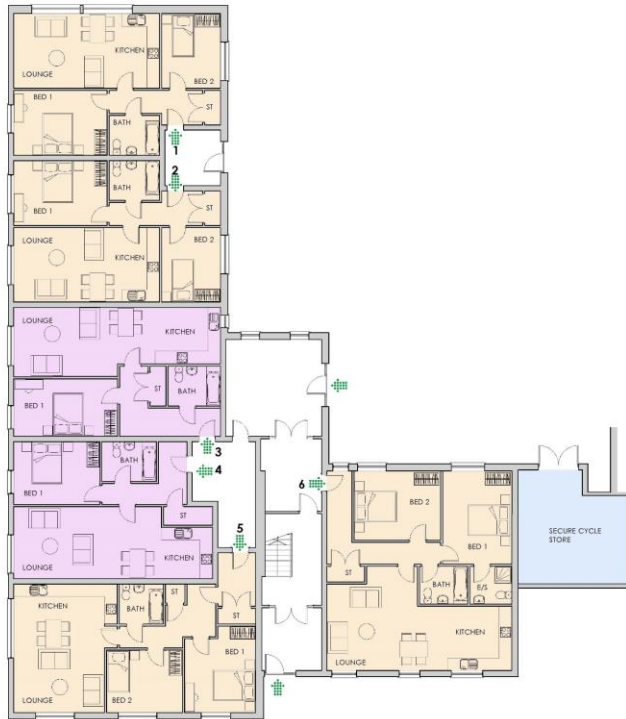
SCALE: A1	DATE	DRAWN	CHECKED
1:100	10/10/2023	MB	
PROJECT NO	WORKBOOK NO	REVISION	
P0649	003		

# Proposed Floor Plan

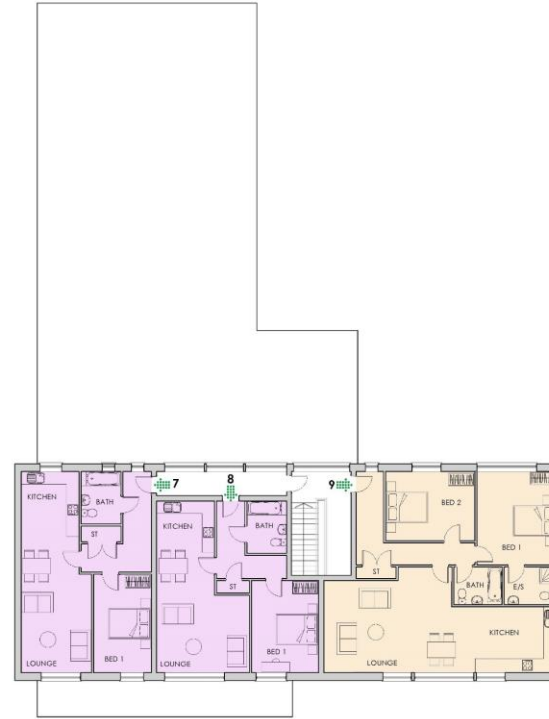
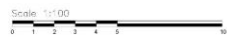
FLOOR AREA SCHEDULE			
FLAT	FLOOR AREA	No. OF BEDS	No. OF PERSONS
FLAT 1	62.40m <sup>2</sup>	2	3
FLAT 2	62.40m <sup>2</sup>	2	3
FLAT 3	60.00m <sup>2</sup>	1	2
FLAT 4	58.40m <sup>2</sup>	1	2
FLAT 5	73.20m <sup>2</sup>	2	3
FLAT 6	84.00m <sup>2</sup>	2	4
FLAT 7	59.60m <sup>2</sup>	1	2
FLAT 8	57.60m <sup>2</sup>	1	2
FLAT 9	98.30m <sup>2</sup>	2	4

Ground Floor GIA = 522m<sup>2</sup>

First Floor GIA = 245m<sup>2</sup>



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100

Notes:

4	24/10/23	FLATS 6 & 9 STAIRS REVISION	MB
3	06/10/23	SCOPING	MB
2	06/10/23	PLANNING	MB


**rhm** Planning & Design Services  
 19 Russell Grove  
 Westbury Park  
 BRISTOL BS4 7UD  
 Tel: +44 (0)117 921 4509  
 Email: info@rhmplanning.co.uk  
[www.rhmplanning.co.uk](http://www.rhmplanning.co.uk)


**NHS** Property Services Ltd

001 Sidmouth Health Centre, Backmore Drive  
 Sidmouth  
 Devon, EX10 8ET

Proposed Floor Plans

SCALE	DATE	BY	CHECKED
1:100	10/10/2023	MB	MB
PROJECT NO.	DRAWING NO.	REVISION	
P0649	005	A	

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

**AK Ref:** NS/JAS/98989  
**Date:** December 2023  
**Subject to Contract**



**Noel Stevens**  
01392 353093  
07974 156869  
[nstevens@alderking.com](mailto:nstevens@alderking.com)



**Will Acock**  
01392 353094  
07970 660376  
[wacock@alderking.com](mailto:wacock@alderking.com)

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