

FREEHOLD FOR SALE

Former Coach House and Bungalows

Peak Hill Road & Cotmaton Road, Sidmouth EX10 8SY
Suitable for refurbishment or redevelopment STP

Site Area – 1.122 acres (0.454 ha)
Building Area 562 sq m (6,052 sq ft)



Location

Situated in an elevated position looking out over Sidmouth, with sea views, and with dual access points from Peak Hill Road and Cotmaton Road.

A full range of amenities are within a short walk including the Co-op, Sidmouth Pharmacy, a cinema, library 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 property was originally the coach house and grounds for the adjoining Peak Hill House.

Title No. DN334142

Two bungalows have been developed in the grounds, both dating from the 1980's. The Belvedere is accessed off Peak Hill Road whilst The Belfry and The Coach House are accessed off Cotmaton Road. The Coach house has been split in to 3 no. flats, no's 1 and 3 offering accommodation over ground and first floors. The properties are currently occupied by guardians on a flexible basis who will vacate upon disposal of the property.

There are garages and a lean-to brick built shed along with partial walled gardens. The garages were constructed with residential upper parts, but these were demolished.

The property has views over Sidmouth and is available for sale as a whole, on an unconditional basis.

Planning

The property is currently in residential use. All interested parties should make their own enquiries as to the suitability of the property for their intended use.

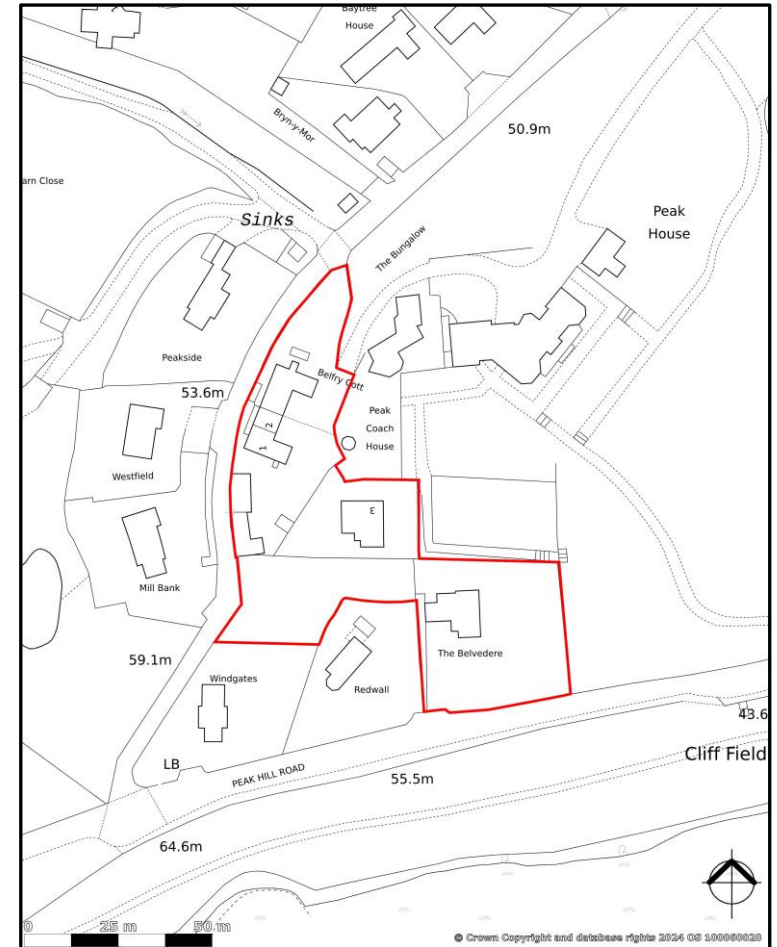
Services

We are advised that all main services are connected to the premises. 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 1.122 acres (0.454 ha). The building areas below are Net Internal Area.

Area	Sq ft	Sq m
Flat 1	1,034	96
Flat 2	584	54
Flat 3	927	86
The Belfrey	958	89
The Belvedere	1,273	118
Garages	1,193	110
Lean-to	83	7
TOTAL	6,052	562



Rates | EPC | Terms

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.

Energy Performance Certificate

The EPC Ratings are:

Flat 1 – D (Expired)

Flat 2 – D

Flat 3 – E

The Belvedere – D (Expired)

The full certificates can be provided on request.

Proposal

Offers over £1,800,000 are sought for the property on an unconditional basis only.

Our client will consider splitting the site into 2 lots as per the plan at the back of the details.

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.



The Coach House



The Coach House



The Coach House



The Belvedere



View from The Belvedere garden



The Belfrey



View from plot above The Belfrey



Viewing Arrangements

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



Alder King Property Consultants
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AK Ref: NS/JAS/99376
Date: June 2024
Subject to Contract



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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.