



**SOUTH EFFORD HOUSE, BRIDGE END, AVETON GIFFORD,
KINGSBRIDGE TQ7 4NX
EMPLOYMENT SITE**

- Existing Care Home Use
- Suitable for other employment uses (subject to planning)
- Site extends to c.05ha / 1.2 acres.
- Located within the South Hams Area of Outstanding Natural Beauty (“AONB”)

LOCATION

The Property is located in a rural position to the south of the village of Aveton Gifford within South Hams. The Property is positioned on the southern side of a single track minor road (Bridge End) which spurs off the A379 some 200m to the East. The A379 links Plymouth and Modbury to the west of the Property to Kingsbridge and Torcross to the east.

DESCRIPTION

The Property comprises a former care home standing on a site of around 1.2 acres. The buildings, extending to around 1,000 sq m are two/three-storey with pitched slate roof and side/rear extensions. The buildings occupy the western end of the site with the front elevation having a north eastern aspect.

PLANNING

The Property falls within the administrative area of South Hams District Council. The Property is not listed but is located within the South Hams AONB.

The Property has most recently been used as a care home but was previously utilised as a hotel. The Property has recently been subject to an application for residential development which was refused on the grounds (amongst other reasons) that the proposed use was not an employment use.

The Property may therefore be utilised for business/employment purposes. You are advised to contact the Planning Department of South Hams District Council to discuss your proposed use.

SERVICES

The Agents are advised by the vendor that the existing property benefits from mains electricity, gas (on site Calor tanks), water and a private drainage connection although the condition of these is unknown. Interested parties are advised to satisfy themselves as to the availability and capacity of all required services with the relevant utility providers prior to making any offer.

RATEABLE VALUE

The Property is not included on the rating list and consequently will need to be re-assessed. It will be liable for assessment once a commercial use commences.

PRICE/RENT

The property is available for sale or to let by private treaty. Offers are invited from business occupiers for the property as a whole. Interested parties should confirm their interest in writing including details of how they propose to utilise the buildings or site for business use as well as providing details of funding and any conditions attached to their offer.

GUIDE RENT - £10,000 per annum (assuming the tenant undertakes any refurbishment/redevelopment to suit their purposes). If prospective tenants require capital works to be undertaken then a higher rent will be levied. A new lease is available on flexible terms, length of term to be agreed.

GUIDE PRICE - £350,000 (as existing, a higher price will be levied if the vendor is to undertake capital works).

The vendors are not compelled to accept any offers.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

DIRECTIONS

Head from Kingsbridge towards Plymouth on the A379. Pass through Churchstow before turning right on the next roundabout (continuing on the A379). Follow this road down the hill towards Bridge End. Just before reaching the River Avon, turn left into a small lane named 'Bridge Road'. Continue down the lane where the property "South Efford House" is located on the left hand side.

VIEWING

At any reasonable time with the benefit of these particulars. For further information please contact the Sole Agents, Chesters Harcourt:

Telephone: (01823) 444097

Email: john.read@chestersharcourt.com

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