

Alexandra Lodge, 5 Old Road, Tiverton, Devon, EX16 4HQ

Guide Price £160,000

Hollis Morgan - A Freehold DETACHED FORMER CARE HOME (3821 Sq Ft) occupying a 1.415 Acre Plot |
DERELICT / DEVELOPMENT OPPORTUNITY

Alexandra Lodge, 5 Old Road, Tiverton, Devon, EX16 4HQ

THE PROPERTY

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A Freehold Grade II Listed detached former care home / social centre occupying a site extending to 0.573 ha (1.415 acres). We are informed the original 18th Century building has accommodation (3821 Sq Ft) arranged over 3 floors with a later 1960's extension at the rear believed to comprise rendered block / brick construction and we understand a former lodge building to the rear of the original building has been demolished.

The Property sits on a site which is broadly square in shape and slopes gently down towards the north. It is bounded by a range of fences and brick walls with a range of mature and younger trees particularly along the west and southern boundaries. The site is tiered in parts and much of it comprises former lawns (now with a rougher finish/appearance). The principal access is on the western boundary over an adjacent residential development (The Glades) linking with the public highway. There are also other entrance points on Old Road and Lodge Road on the eastern boundary.

Structural condition - We have not been able to inspect the building internally and buyers must rely on their own investigations.

We are informed by our clients that the condition of Alexandra Lodge deteriorated from around 2018 to 2020 as a result of theft of lead from the roof. The removal of the lead was not discovered until some months after the event and in the meantime the roof timbers became severely compromised by ingress of water. The overall structure became unstable and external structural scaffold was required to avoid collapse and remains in situ.

We understand the site was leased to Devon County Council Social Services until 31st March 2012 for use initially as a day centre and then latterly for administration facilities
Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

DERELICT | DEVELOPMENT OPPORTUNITY

The property now requires complete modernisation but has scope for a wide range of residential and commercial developments subject to gaining the necessary consents.

PLANNING HISTORY

15/01822/MFUL - Erection of 45 Extra care apartments and provision of associated communal facilities, car parking and landscaping, renovation of Alexandra Lodge following demolition of former stable block and extensions

15/01824/LBC - Listed Building Consent for the erection of 45 Extra care apartments and provision of associated communal facilities, car parking and landscaping, renovation of Alexandra Lodge following demolition of former stable block and extensions

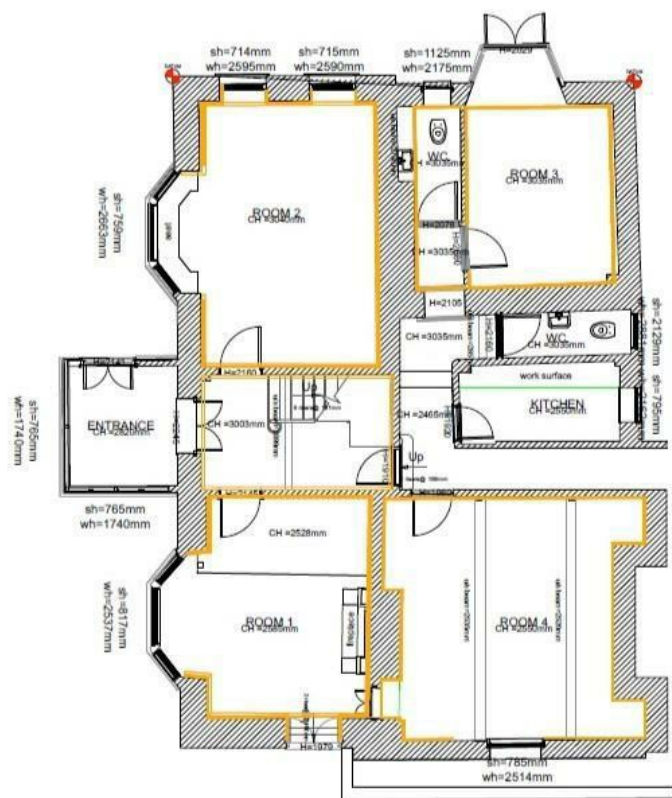
LOCATION

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

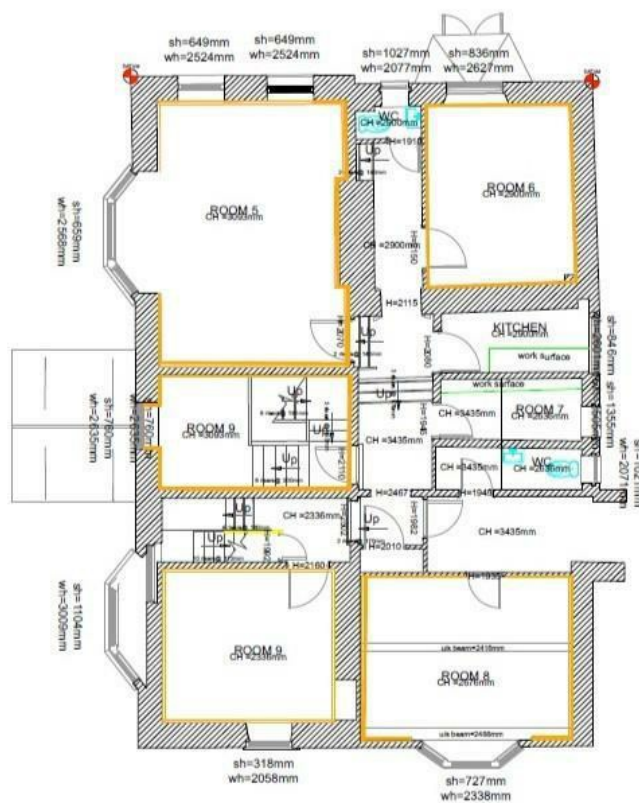
PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





LODGE GROUND FLOOR PLAN



LODGE FIRST FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-91)	A		
(81-91)	B		
(71-81)	C		
(61-71)	D		
(51-61)	E		
(41-51)	F		
(31-41)	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(21-21)	A		
(31-31)	B		
(41-41)	C		
(51-51)	D		
(61-61)	E		
(71-71)	F		
(81-81)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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