

**FOR SALE**

on behalf of Devon County Council

**SOUTH WEST  
norse**

**Kenwyn, Western Road, Ashburton, TQ13 7ED  
Former Care Home with Potential for Residential Development**



- An opportunity to acquire a prominent site in a popular town on the edge of Dartmoor close to the A38 Expressway
- Potential for residential development (buildings & grounds), subject to planning consent,
- Site area approximately 1.26ha (3.12acres)
- Freehold for sale by tender

**Contact: Stuart Oxton**  
**T: 01392 351048**  
**E: [agency.exeter@norsegroup.co.uk](mailto:agency.exeter@norsegroup.co.uk)**

agency and estates management | integrated design services | surveying and maintenance | management consultancy | partnerships and joint ventures

South West Norse, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW

01392 351000  
[swnorse.co.uk](http://swnorse.co.uk)

### **Location**

Kenwyn is located in Ashburton, a popular stannary town on the south eastern edge of Dartmoor. Ashburton is adjacent to the A38 Expressway which gives good access to Plymouth some 25 miles away and Exeter 21 miles away.

Ashburton has a Primary School and Secondary School.

Kenwyn is close to the town centre with a range of shops and the Parish Church is nearby.

### **Description**

Kenwyn is a former care Home for the Elderly, that was closed some 10 years ago. The main house was built in circa 1860 and there is an early 1960s extension that provided the dormitory accommodation for the home. The former care home was arranged with 22 bedrooms.

The site is approximately 1.26ha (3.12 acres). The gross internal area of the existing buildings is approximately 1,142sqm (12,292sqft)

**Important Note:** Interested parties should be aware that the building is in poor condition and recently damaged by trespassers. There is a small area of dry rot within the main house. The property is now boarded up and there is limited access to the building.

### **Tenure**

The site will be sold freehold with vacant possession on completion.

### **Services**

The property has mains water, gas, electricity and mains drainage. The current Council Tax Band is Band H.

### **Planning**

The property has potential for a range of uses (subject to planning) including social care uses and residential development. Dartmoor National Park Planning Authority (DNPA), as Local Planning Authority, has provided some 'without prejudice' planning advice, which is in the Information Pack. This advice was provided in 2019, so interested parties should make their own further enquiries in relation to planning from the DNPA on 01626 832093 and for details of previous planning applications that have been submitted by previous interested parties.

# FOR SALE

## On Behalf of Devon County Council

**SOUTH WEST**  
**norse**



### Property Information Pack

Additional information on the site including title information, is available upon request.

### Price Guide

Offers in excess of £1 million.

### Offers

Conditional and/ or unconditional offers are invited for the site using the Form of Offer and procedure detailed in the Information Pack.

### VAT

Interested parties are advised that the County Council, as Vendor, has confirmed that it is not intended to charge VAT on the purchase of the property.

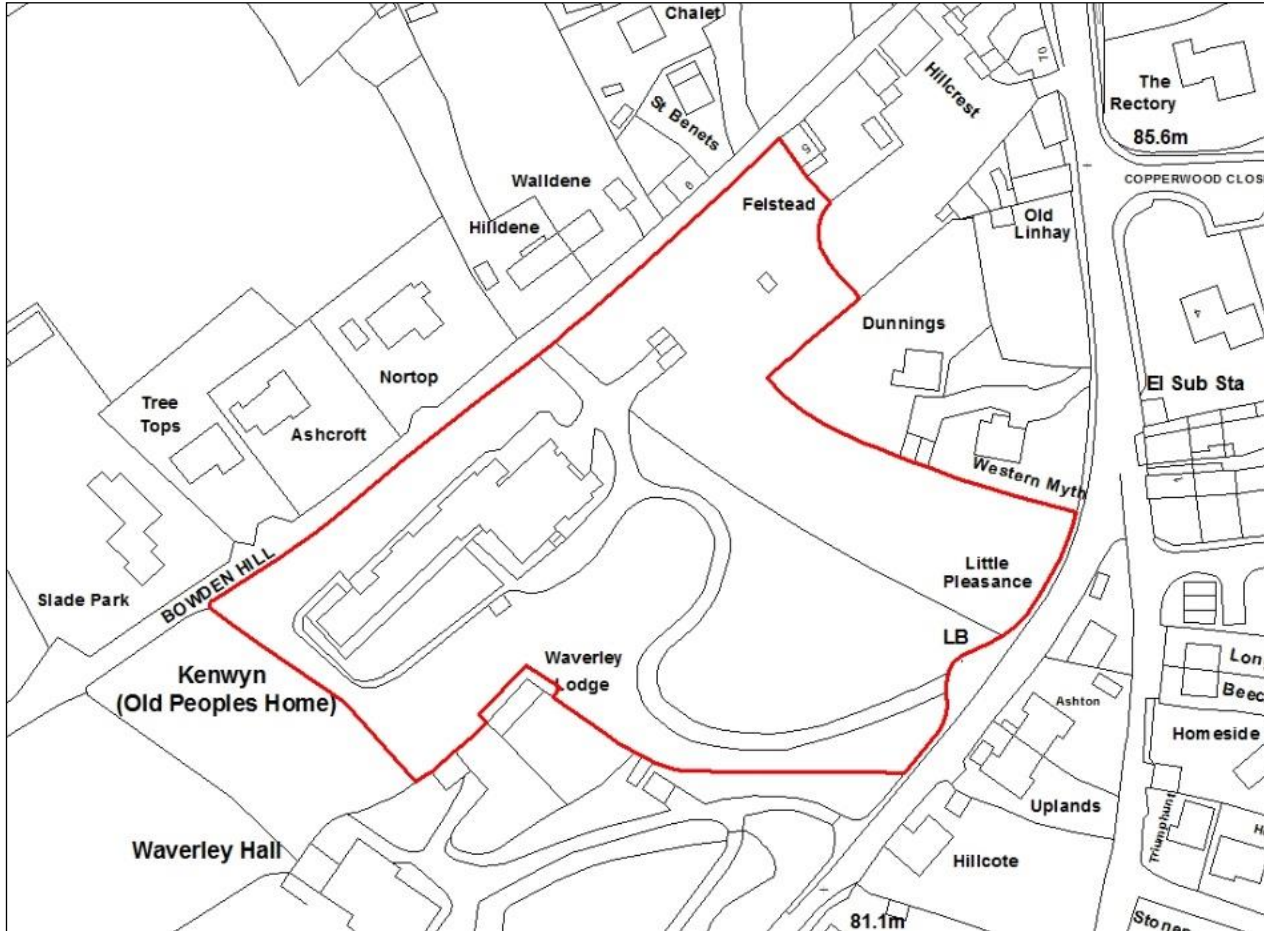
### Viewing

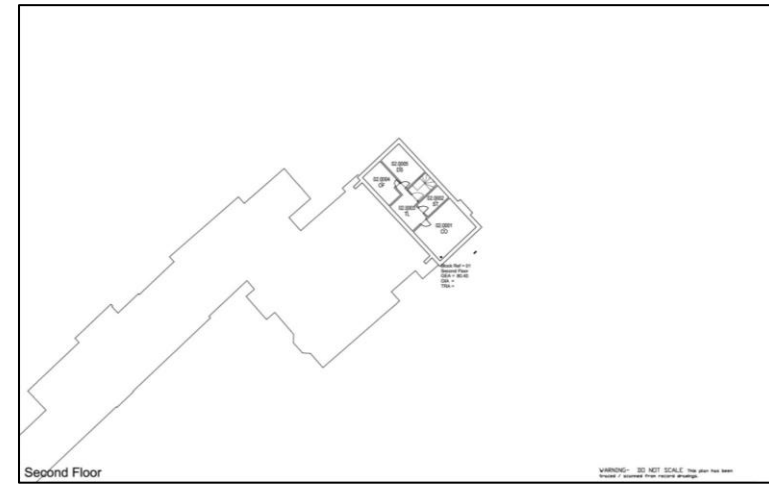
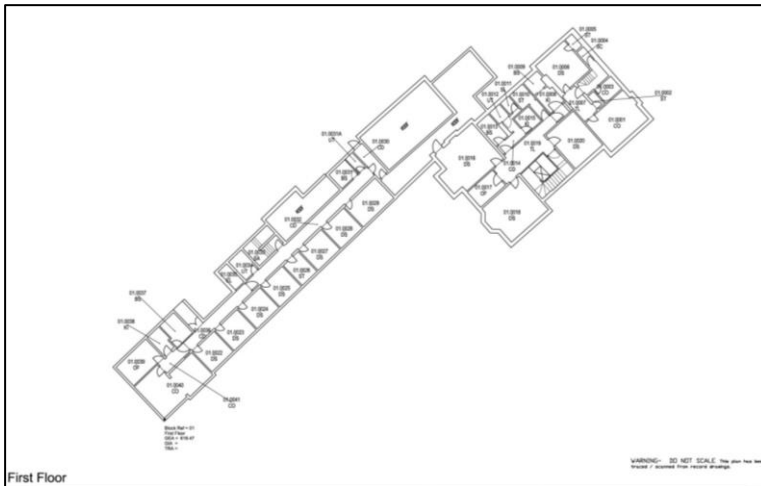
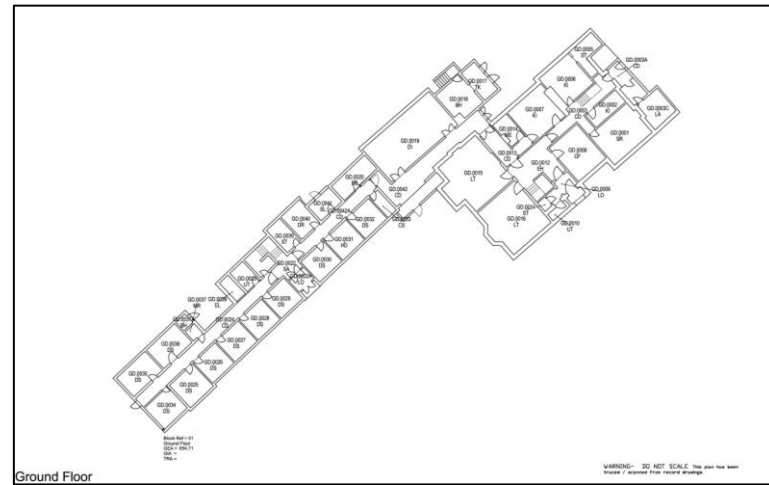
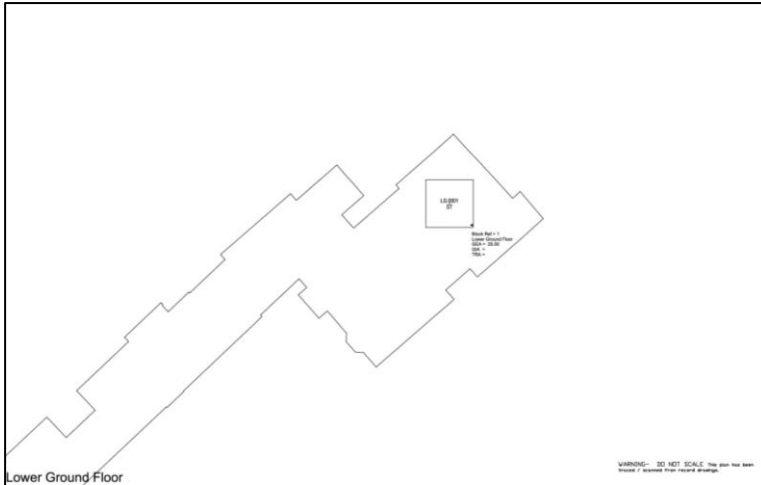
Strictly by appointment with South West Norse.

**Note:** There is limited access to the building, due to the condition of the property.

### Terms of Sale

1. Offers are to be received by 12 March 2024 and are to be sent to the County Solicitor, Room G23 County Hall, Topsham Road, Exeter, EX2 4QD.
2. All offers received will be held unopened until the closing date.
3. Email or facsimile offers will not be considered.
4. Offers cannot be accepted by South West Norse either at its offices or by its employees.
5. The Vendors do not bind themselves to accept the highest or any offer received.
6. Offers are to be for a fixed figure in pounds sterling and should be given in words and figures. They must not be calculable only by reference to other bids.
7. A 10% deposit to be payable on exchange of contracts.





### Area and Room list

01- MAIN BUILDING -			
Reference	Use		Area (m <sup>2</sup> )
GD.0007	Kitchen/dining	Kitchen	21.30
GD.0008	Staff and Admin Spaces	Office	19.40
GD.0009	Ancillary/Circulation	Lobby	3.30
GD.0010	Staff and Admin Spaces	Unisex Toilet	1.90
GD.0011	Teaching Storage	Store/cupboard	1.30
GD.0012	Ancillary/Circulation	Entrance Hall	24.63
GD.0013	Ancillary/Circulation	Corridor	10.68
GD.0014	Pupil Changing/Toilets	Medical Room	5.70
GD.0015	Common Room	Lounge/ TV room	37.20
GD.0016	Common Room	Lounge/ TV room	33.30
GD.0017	Other (specify)	Tank Room	6.20
GD.0018	Other (specify)	Boiler Room	13.60
GD.0019	Kitchen/dining	Dining Room	47.30
GD.0020	Pupil Changing/Toilets	Bathroom	9.70
GD.0022	Ancillary/Circulation	Stair	14.24
GD.0022A	Ancillary/Circulation	Lobby	5.46
GD.0023	Staff and Admin Spaces	Unisex Toilet	5.30
GD.0024	Ancillary/Circulation	Corridor	25.20
GD.0025	Non School	Bedroom	11.20
GD.0026	Non School	Bedroom	10.10
GD.0027	Non School	Bedroom	10.10
GD.0028	Non School	Bedroom	10.10
GD.0029	Non School	Bedroom	10.10
GD.0030	Non School	Bedroom	10.10
GD.0031	Non School	Hairdressing Room	10.10
GD.0032	Non School	Bedroom	10.10
GD.0033	Ancillary/Circulation	Cleaners Store	3.70
GD.0034	Non School	Bedroom	11.00
GD.0035	Non School	Bedroom	10.90
GD.0036	Non School	Bedroom	10.90
GD.0037	Ancillary/Circulation	Meter Room	1.50
GD.0037A	Other (specify)	Boiler Room	1.61
GD.0038	Ancillary/Circulation	Lift	3.60
GD.0039	Teaching Storage	Store/cupboard	7.00
GD.0040	Non School	Day Room	10.90
GD.0041	Ancillary/Circulation	Sluice Room	5.00
GD.0042	Ancillary/Circulation	Corridor	26.30
GD.0042A	Ancillary/Circulation	Corridor	14.30
LG.0001	Teaching Storage	Store/cupboard	
<b>Total area</b>			<b>1,087.77</b>
			<b>1,087.77</b>

### Energy Performance Certificate

Non-Domestic Building



Kenwyn Residential Home for the Elderly  
Western Road  
Ashburton  
NEWTON ABBOT  
TQ13 7ED

Certificate Reference Number:  
9200-9973-0395-5970-2094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

115 This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1230  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 170.88

### Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

116 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

# FOR SALE

On Behalf of Devon County Council

**SOUTH WEST**  
**norse**

## Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither South West Norse nor the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

The poor condition of the building has already been highlighted in these sales particulars.

## Important Notices

South West Norse for themselves and for the vendors of this property whose agents they are give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of South West Norse has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the Vendor.

4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting or making further enquiries or submitting offers for the property that has been sold, let or withdrawn.

5. The vendors do not undertake to accept the highest or any of the tenders or offers received.

6. South West Norse is obliged under the Proceeds of Crime Act 2002 [ as amended] and the Money Laundering Act, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2022 to verify the identity of the purchaser of any description.

## Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The Purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.