



# For Sale

32 Eggbuckland Road,  
Hartley, Plymouth,  
PL3 5HG

---

Former 32 bed care home with excellent  
development potential (STP)

Prominent sought after location

Total size 997 sq m (GIA) (7,617 sq ft)

Offers in excess of £650,000

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the SouthWest with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

## Description

The property comprises of one large detached Victorian care home which has been extended on the majority of building elevations. The accommodation is split over 4 separate levels with the majority of accommodation over the ground and first floor. At basement level there a small number of rooms which seem to be currently used as storage and staff welfare. The ground floor accommodation is split into a mixture of communal lounges, kitchens, reception, office areas and resident bedrooms. Accessed via a central staircase the first and second floor accommodation predominantly provides further residents rooms, bathrooms and WC's.

The accommodation throughout requires modernisation and upgrading.



## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Basement	32 sqm	348 sq ft
Ground	314.95 sq m	3390.12 sq ft
First	169.9 sq m	1828 sq ft
Second	28.71 sq m	309 sq ft
Total:	545.56 sq m	5872 sq ft

GIA	997 sq m	7617 sq ft
-----	----------	------------

## Tenure

Our clients are prepared to sell their freehold interest in the premises for which they are seeking offers in excess of £650,000.

## Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of TBC. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is E (107)



### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB  
Tel: 01752 670700  
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. *However, we suggest all interested parties make their own enquiries.*

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

## Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 14835 (March 2024)



### Plymouth Office

Farrer Court, 75 North Hill, Plymouth

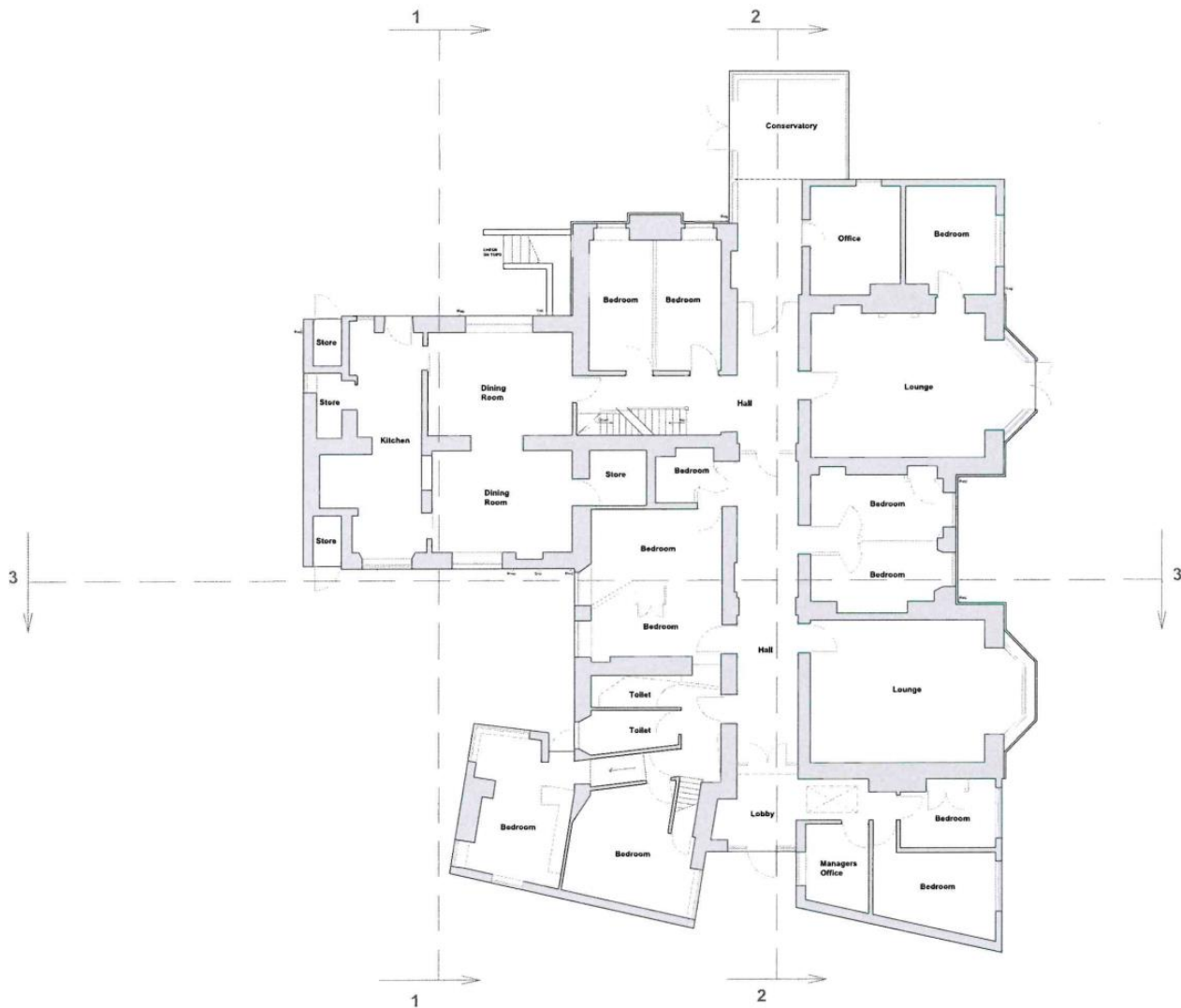
PL4 8HB

Tel: 01752 670700

Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



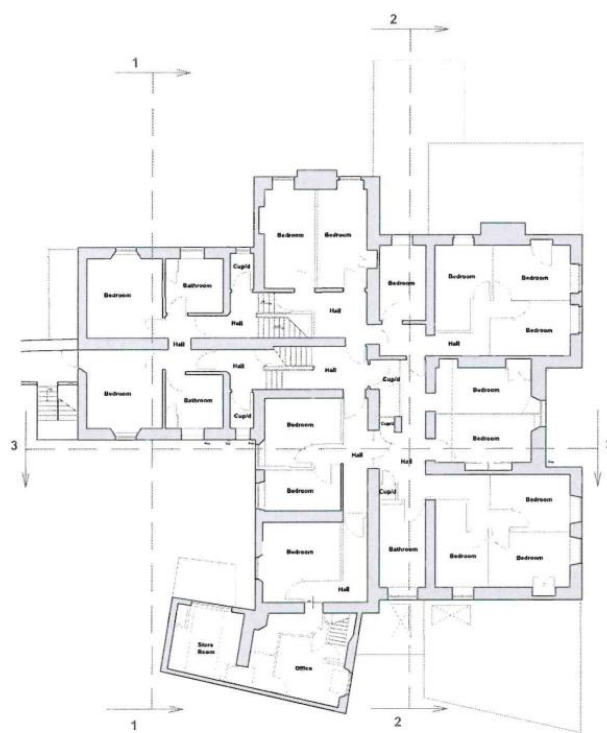
EXISTING GROUND FLOOR PLAN



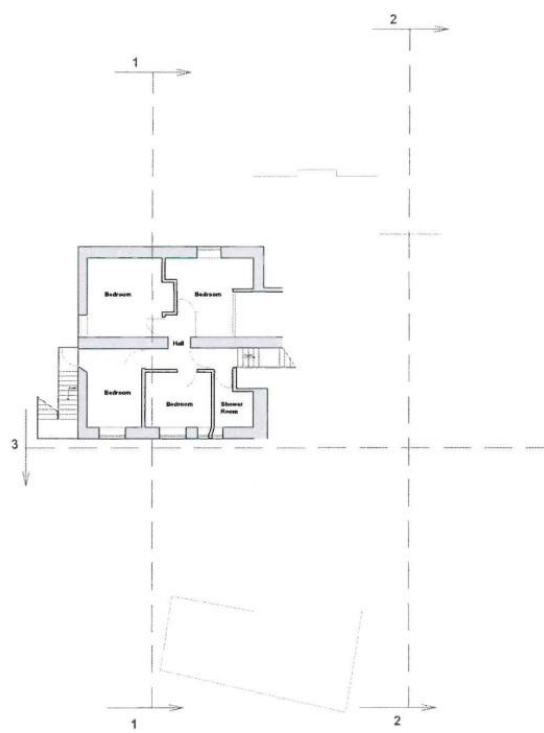
**Plymouth Office**  
 Farrer Court, 75 North Hill, Plymouth  
 PL4 8HB  
 Tel: 01752 670700  
 Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

**Plymouth Office**

Farrer Court, 75 North Hill, Plymouth PL4 8HB

Tel: 01752 670700

Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- iv. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- v. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- vi. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.