

Vickery Holman
Property Consultants



FOR SALE

Larkbears House

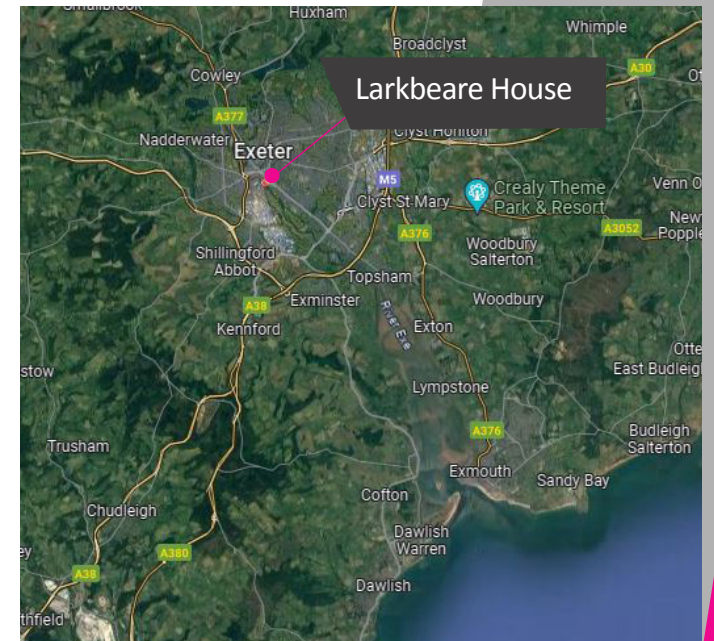
Topsham Road, Exeter, Devon EX2 4NG

Substantial 19th Century House set in circa 5.40 acres of landscaped grounds

Larkbear House

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- Rare Opportunity to acquire Freehold site
- Impressive 19th century house set in its own garden and grounds
- Almost 16,700 sq ft (GIA) of accommodation across 4 floors
- Surrounding grounds totalling circa 5.403 acres (2.186 ha)
- Scope for redevelopment to several uses (STPP) and/or Owner Occupiers
- Ancillary office / storage block & outbuildings
- Landscape gardens leading down onto river frontage.
- Informal Tender to be received by 12 noon on 31st January 2024.



Location

Larkbears House is located in the city of Exeter which is the County town of Devon approximately 45 miles northeast of Plymouth and 80 miles southwest of Bristol. The property itself is situated between Exeter's historic Quay and the affluent St Leonards to the eastside of the River Exe.

St Leonard's is a highly sought after residential location in the city and within easy walking distance to the city centre. There is also a bus route on Topsham Road that gives access in and out of the city. In addition to housing there are a number of independent shops on Magdalen Road along with St Leonards Church situated adjacent to the property.

With the Quayside located to the south of the property there is ease of access to the waterfront with its rich and varied history, heritage and various leisure activities in close proximity. The Quay also benefits from waterside activities such as canoeing, kayaking and climbing in addition to stunning cycling routes over the estuary.



Description

The historic 19th century Larkbeare House was shown in a sales catalogue of 1875 as being owned by John Charles Bowring and as 'newly built'. The sales catalogue referred to the property as a 'capital stone-built mansion house with mullions and dressings of hewn stone, erected some years since, without the regard to cost, by J.C. Bowring Esq for his own occupation'. The property was later purchased by the council in October 1876 for judges accommodation until fairly recently with the house being currently utilized for civil marriage ceremonies and birth/death registrations.

The property maintains its stunning Elizabethan style character features and originally had a drawing room, dining room and billiard room on the ground floor, five bedrooms with dressing rooms on the first floor and a library overlooking views to Haldon and staff quarters on the second floor. The large basement cellar would have been used for food storage and the main front door is Tudor style which maintains an impressive entrance to the former manor house.

Another feature of the property is the attractive landscaped gardens originally designed by Veitches nursery with a full range of trees and shrubs and numerous outbuildings some of which are still in situ today.

Please note, the site is located within Southernhay & the Friars Conservation Area which provides an element of protection to the trees on site. Please rely on your own investigation.

The wall of Larkbeare House fronting the river is recorded by Historic England as being Grade II listed being of scenic value. (Listing NGR: SX9227391844)



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Accommodation

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd edition) based on GIA.

	Sq m	Sq ft
Main House		
Basement	420.33	4,524.40
Ground Floor	465.02	5,005.43
1st Floor	374.65	4,032.70
2nd Floor	289.97	3,121.21
Sub total	1,549.97	16,683.74
Out-buildings		
Storage block	262.76	2,828.32
Overall Total	1,812.73	19,512.06

Site Area – circa 5.403 acres (2.186 hectares)



Further information

Proposal

We are inviting offers in excess of **£4,000,000**. The sale is by way of an informal tender process with bids to be received by **12 noon on the 31st January 2024**.

Subject to Contract

Bidders are to submit bids using only the Tender Form supplied on request by Vickery Holman

In asking for best and final bids in this manner our client is not obliged to accept the highest or any other offer for the property. Your offer should not be connected in any way to any other offer that may be made for the property.

Services

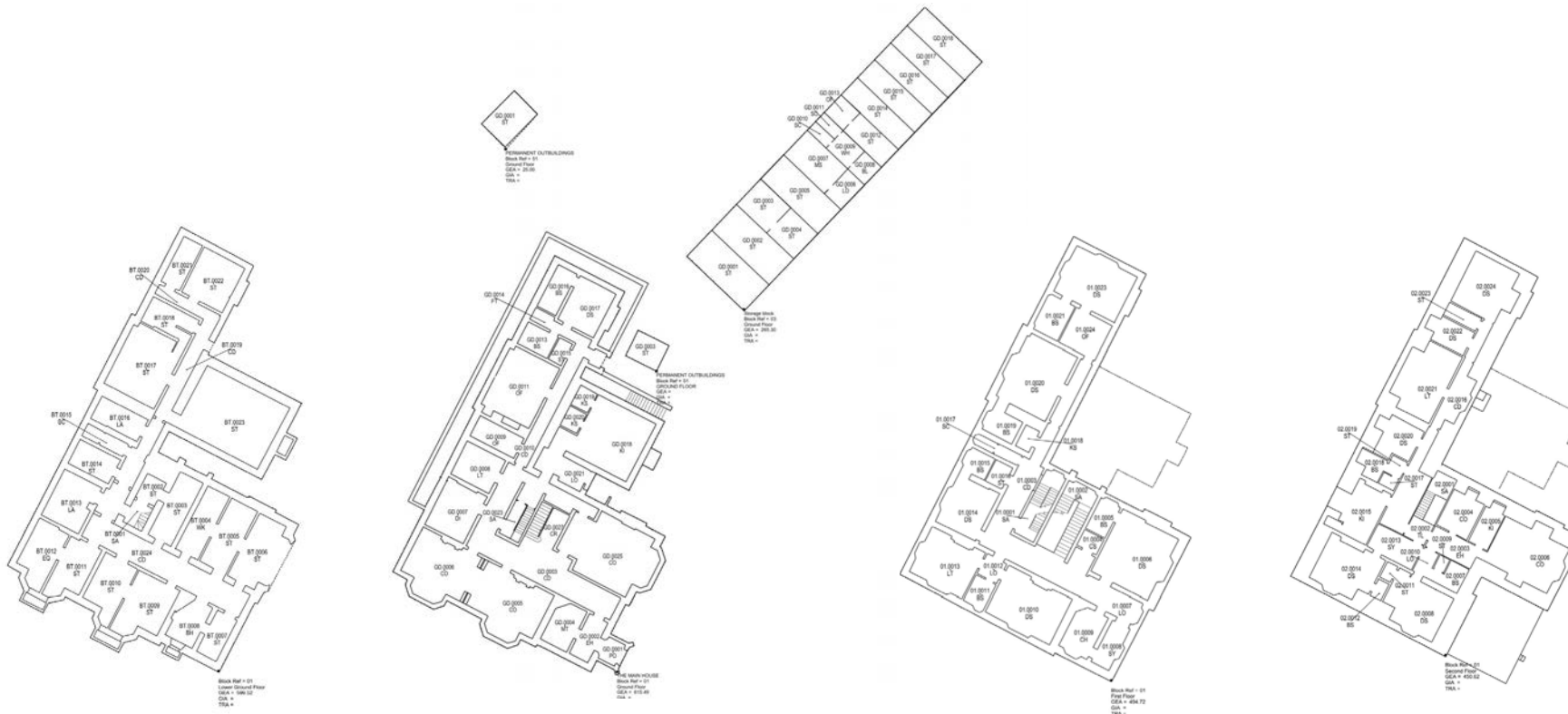
We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC

Contact the Agents for further details.



Floor plans



BASEMENT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Business Rates

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £78,500 for 2023/24. Interested parties are advised to confirm the rating liability with Exeter City Council.

Legal

Each party is to pay their own legal fees incurred during this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT

All figures quoted are exclusive of VAT if applicable.

Viewings

For further information, please contact the agents direct.

Current viewing dates set for

1st December 2023	6th December 2023
15th December 2023	10th January 2024

Viewings strictly by appointment only.

Appropriate footwear to be worn for inspecting the gardens and grounds.

Larkbeare House will remain a working operational registration centre for births, deaths and marriages until sold therefore discretion will be required during any scheduled viewings.



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Appointed agents

Zach Maiden: M: 07770 442592 E: zmaiden@vickeryholman.com

Clare Cochran: M: 07921 058089 E: ccochrane@vickeryholman.com

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