

Abbeyfield Court, Sidmouth, EX10 8NW

Outstanding seaside development opportunity



The Opportunity

- Exclusive development opportunity within the seaside town of Sidmouth boasting attractive sea views.
- The property extends 4 floors comprising circa 1,430 sqm (15,393 sqft) of floor space.
- The site offers potential for a number of uses, including residential, retirement living or mixed-use redevelopment subject to obtaining the necessary planning consents.
- Central location comprising a 1/2 minute walk to the town centre and Sidmouth's elegant Esplanade.
- Offered on either an unconditional, or a subject to planning basis.



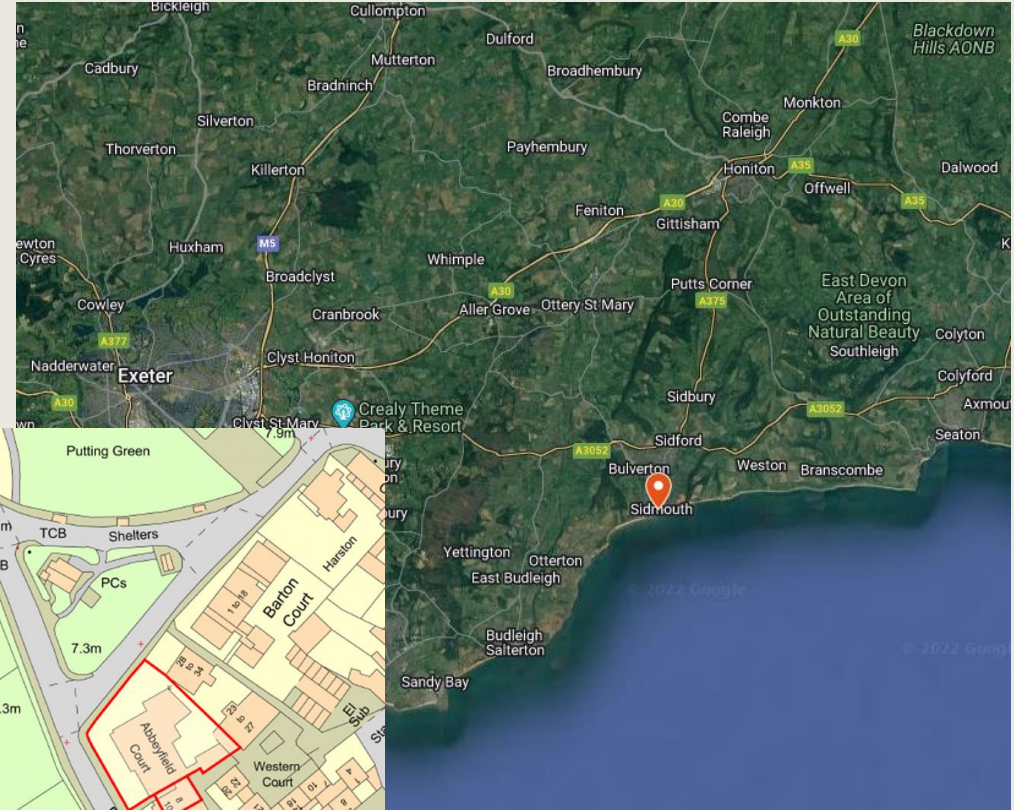
Location and Description

Abbeyfield Court is a former retirement home offering sheltered housing, which previously provided accommodation for 28 residents. The property comprises a main building and two adjacent flats outlined in red on the plan below.

The property is close to Sidmouth seafront and within easy reach of the Fore street shopping area. The parish church and market place are a short walk away and bus stops for trips beyond the town are located adjacent to the building.

The property is situated along the Jurassic Coast, a UNESCO World Heritage Site. Sidmouth is an elegant upmarket seaside resort with a unique cultural heritage on the coast of East Devon. It boasts an impressive coastline with Blue Flag award winning beaches and surrounded by spectacular countryside. Situated on the valley floor of the River Sid where it meets the sea, it is flanked on both sides by high ridges which both contain the town and give it its scenic backdrop.

Due to its location and attractive environment the town attracts visitors and local residents every year who are keen explore the immediate coastline and the town itself, but also further afield to include the many visitor attractions, neighbouring historic villages, nearby coastal towns, Dartmoor National Park and the wider East Devon Area of Outstanding Natural Beauty (AONB).



Abbeyfield Court
Sidmouth, EX10 8NW

Accommodation

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The main building comprises 24 bedrooms, staff accommodation and service areas arranged across the ground, first, second and third floors. The property comprises four floors, all accessible by lift and stairs.

The ground floor space provides a commercial kitchen, staff reception, office, lounge, restaurant, and other services and storage areas. The ground floor is accessed via the main internal communication areas and comprises a variety of external exits into the wider grounds, rear courtyard and service areas. The main entrance to the building is located via Station Road.

The first, second and third floors comprise a range of accommodation, including individual flats, both single and double, to studio rooms. All are en-suite with a shower or wet room. Communal bathrooms on two floors include baths with assisted shower seats. These areas are all accessed via three internal stair cores and single lift.

The adjacent flats are known as flats 9 and 10 Bedford, Station Road, Sidmouth. They extended to 986 sq. ft and 893 sq. ft respectively and are accessed from the 1st and 2nd floor of the main building, these flats also benefit from an external access onto Station Road. Both flats are held freehold but sit above a ground floor property in separate ownership so do form a 'flying freehold'.

Schedule of Accommodation (Approx. GIA)

Description	Area (sq ft)	Area (sq m)
Main Building		
Ground Floor	4,359	405
First Floor	3,315	308
Second Floor	2,820	262
Third Floor	3,013	280
Main Building Total	13,509	1,255
Flats		
Flat 9	986	92
Flat 10	893	83
Flats Total	1,884	175
Total Combined	15,393	1,430

Planning

The property is within the administrative boundary of East Devon District Council, who acts as the Local Planning Authority.

Whilst the property has historically operated as holiday accommodation, since the site was acquired by Abbeyfield in 1995 it has been operating as Sheltered Accommodation. Should redevelopment of the property be sought it may be useful to obtain a Lawful Development Certificate (LDC) for this extant use prior to any application.

Where redevelopment of the property is to be considered, the development plan for the area comprises the following development plan documents:

- East Devon Local Plan 2013-2031
- Supplementary Planning Guidance

The property is within the settlement boundary and is situated within an area designated under policy E17 - Principal Holiday Accommodation Areas. Without the LDC the Council may apply this policy. The Principal Holiday Accommodation Areas policy states the change of use or redevelopment of hotels and other forms of holiday accommodation to non-tourism accommodation uses will not be permitted unless:

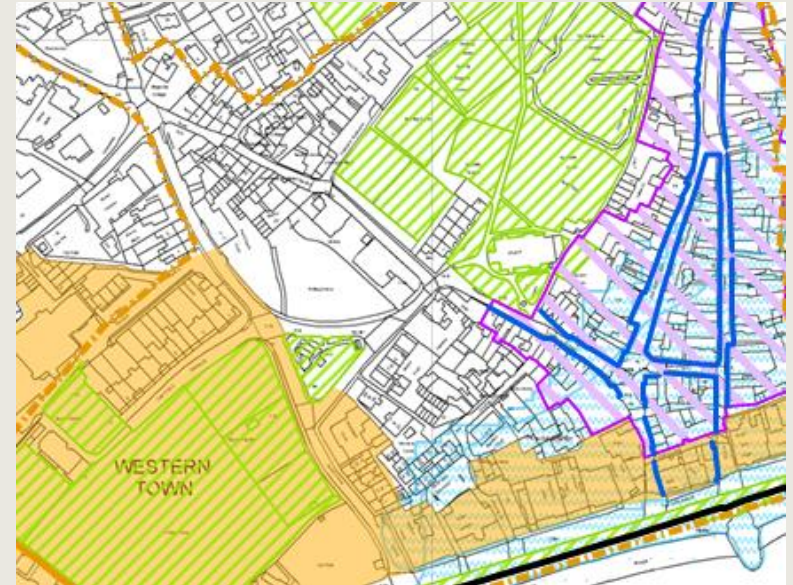
- there is no physical or economic potential for continued tourist use. And/or
- refurbishment or redevelopment for holiday accommodation purposes is not financially viable. And/or
- development proposals would result in environmental and/or economic benefits to the area that would outweigh the loss of the tourist accommodation.

Permission for change of use will not be permitted unless it can be clearly demonstrated that there is no longer a need for such uses and that the building or site has been marketed for at least 12 months (and up to two years depending on market conditions) at a realistic price without interest.

Planning policy is clearly supportive of tourism and leisure uses within the area designated as Principal Holiday Accommodation. Given the extant use however, it is possible for non-tourism and leisure uses to be sought on this site and following the LDC process the policy may also be given very little weight in the decision-making exercise.

The existing operation of Sheltered Accommodation has the potential to fall within use classes C2 or C3 and therefore could provide the fallback position in support of the change of use or redevelopment of the site for residential purposes.

As a building remains on site, Vacant Building Credit and / or In-Use Building Credit may be applicable for any redevelopment requiring S106 and / or CIL Holiday Accommodation.



STRATEGIC POLICY		FOR INFORMATION (areas are not designated through Local Plan policy)	
	Built-up Area Boundaries (Strategy 6)		Historic Park or Garden
	Residential Allocation (Strategy 26)		Conservation Area
	Mixed Use Allocation (Strategy 26)		Boundary Existing and Proposed Employment Area
	Employment Allocation (Strategy 26)		Recreation Areas, Allotments, Accessible Open Space
	Coastal Preservation Area (Strategy 44)		Sites of Special Scientific Interest
DEVELOPMENT MANAGEMENT POLICY			Special Areas of Conservation
	Primary Frontage (E10)		County Wildlife Sites
	Town Centre Shopping Area (E9)		Areas of Outstanding Natural Beauty
	Land of Local Amenity Importance (EN1)		Floodzone 2
	The Byes (EN3)		
	Principle Holiday Accommodation Area (E17)		



Development Options

The site offers a range of potential development opportunities, due to the existing use and the property's characteristics, including the extensive volume of existing development, parking area, and location. Subject to the necessary consents, uses include:

Residential development potential – The property could deliver a scheme of houses or flats.

Retirement living – Care or retirement living uses could be incorporated into any refurbishment or conversion scheme.

Other Uses - There is also potential for other commercial, conference, educational, institutional, leisure and training uses at the site.

Owner occupiers – The existing building and development opportunities could provide a niche opportunity for a private individual or company. The property boasts a central location in Sidmouth with access to the sea front and local service centre.





Further Information

Data Room

Further information including title and floor plans is available via a dedicated data room, a link to which can be made available upon request.

Viewings

Viewings are strictly by appointment only with the sole agent Knight Frank. Please contact us for set viewing slots offered to interested parties. Prospective bidders should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

VAT

The property is not elected for VAT.

Legal Fees

Each party to be responsible for their own legal costs.

EPC

Available upon request.

Tenure

The property is being sold Freehold with vacant possession. The property is held under 3 titles and full title details can be found in the data room.

Services

We understand that all mains services are available in close proximity to the site. We recommend that prospective purchasers satisfy themselves in respect of the location and capacity of services for their individual scheme proposals.

Method of Sale

The freehold interest of the property is offered for sale by informal tender with offers sought on either an unconditional or conditional basis. We are inviting offers for either the main building on its own or the main building with the two adjacent flats. Please clearly state to which properties your offer refers.

A bidding proforma for completion and submission with all offers is provided in the data room. The deadline for offers is midday Thursday 3rd August 2023 by email to Will Dale or Ed Bird, Knight Frank, details below.

Contacts

Will Dale

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will.dale@knightfrank.com

Ed Bird

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17 Whiteladies Road
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