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DRAFT

Salston Manor

Ottery Saint Mary EX11 1RQ



DEVELOPMENT PROJECT FOR SALE

On instructions of Duff & Phelps Ltd

**Former Hotel set in more than 2 acres with
existing planning approval for 27 residential
units with scope for enhanced planning
approvals and further development**

LOCATION AND DESCRIPTION

Set in the Beautiful Otter Valley between Ottery St Mary & West Hill close to the A30 trunk road and some 13 miles from Exeter's city centre and only about 8 miles from Exeter International Airport and the market town of Honiton

A fine listed period property originally dating from the 1750's was family home of William Hart Coleridge the 1st Bishop of Barbados and nephew of the famous poet until his death there in 1849. A country house hotel from certainly the 1960's if not before it ceased trading in 2008. Initial plans to convert to care home got planning but were never carried out. Latterly residential planning approval was obtained.

Recently extensive works were undertaken to date £1m+ apparently spent, mainly stripping out, new flooring (not complete) and new roof. Planning/LB consent exists for the conversion to 27 no flats <https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?keyVal=PBTBBHGHKXM00&activeTab=summary>

Very recently there has been a withdrawn application for a further 16 units, including houses in the curtilage.

What remains is a 'blank canvas' as bare shell has been created. We suspect that more viable planning approvals could be obtained

MEASUREMENTS - all are approximate

The existing property has a gross internal area of approx. 1,200 sq m or nearly 13,000 sq ft.

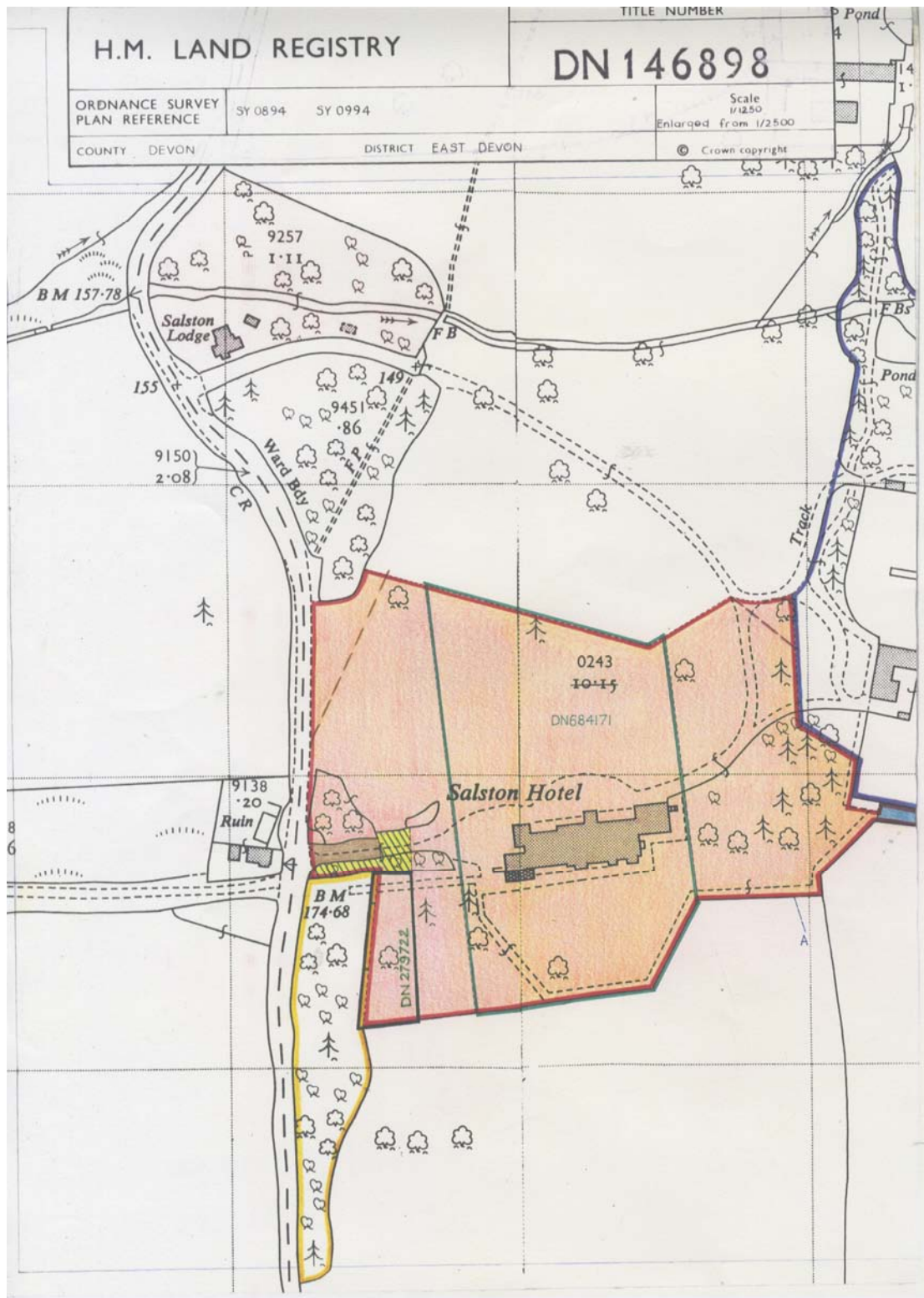
Overall the property is some 51 m x 11.75 m over two floors.











PROPOSAL

Offers in the region of £750,000 for the freehold, with full vacant possession

PLANNING USE

The property was for a great many years a Hotel which closed its doors in 2008
Planning was obtained for conversion to a care home but never implemented

May 2009 - Planning approved for; Change of use and conversion of hotel to care home, demolition of modern extensions to listed building on west, east and south elevations and the erection of a three storey extension on the east elevation

September 2015 – Planning approved for; Proposed alteration and conversion of hotel, demolition of 20 Century extension and side extension to provide 27 no flats. Repair works to include floor joists, ceilings, stacks, roofs, repointing, joinery and windows. (Revised proposal)

January 2019 – Application was made but then withdrawn for; Construction of 16 no new dwelling houses within the grounds of Salston Manor and erection of two storey and single storey extension to form 3 no new flats

BUSINESS RATES Building undergoing reconstruction

Local authority reference 4511413005

VIEWING

By appointment only with **Turner Locker:**

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