



**GUIDE  
PRICE  
£250,000**

**Buildings & Land at  
Western Lodge  
Credon  
EX17 3NH**

- “DEVELOPMENT OPPORTUNITY - BEST & FINAL OFFERS BY FRIDAY 24TH JANUARY AT MIDDAY”
- A freehold detached building with potential to convert into flats/bungalows
- Gross internal floor space of 2,840 sq.ft
- Plus 1.126 acres of land with possible development potential (STP)

The property comprises a detached single storey former health centre plus grounds which extends to approximately 0.456 hectares (1.126 acres). The existing building lends itself for potential change of use and sub-division into two or more dwellings and the western end of the site may afford further development potential, subject to obtaining all necessary consents. The whole site falls within the development boundary of the town, and there is an existing access off Western Road (currently fenced). The former hospital adjacent has been converted into flats a number of years ago. It is suggested that the existing buildings could be split into flats/bungalows or houses (if height allows). Please note there is currently no residential planning permissions on any of the buildings or land.

**LOCATION :** Western Lodge is located on the south side of Western Road, to the east of its junction with Threshers. Western Road is a level walk to the High Street.

**CREDITON :** An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

**DIRECTIONS :** Proceed towards the upper end of the High Street, through the traffic lights at The Green and into Western Road. The entrance to Western Lodge will

be found on the left before leaving the town, and is the same entrance as Crediton Hospital. Follow the road down the hill and take the first sharp right hand turning. The health centre building will be seen in front of you. Parking is at the rear of the building.

**ACCOMMODATION :**

Former Health Centre Gross Internal Area  
Approximately 263.77 sq m (2,840 sq ft)

Site Area Approximately 0.456 Hectares (1.126 Acres)

**PLANNING :** Local Planning Authority: Mid Devon District Council. Tel: 01884 255255.

**VAT :** Vat is Not applicable.

**TENURE :** Freehold

**POSSESSION :** Currently vacant

**OFFERS :** We are seeking unconditional offers for the freehold of the buildings and land.

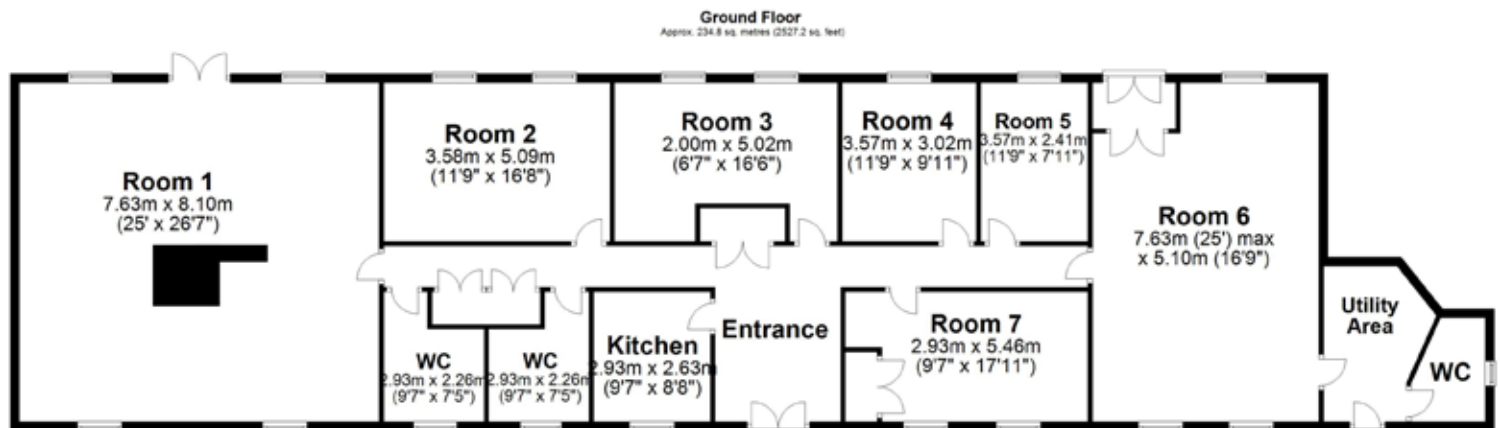
**OVERAGE / CLAWBACK :** The guide price is for the freehold purchase of the entire site. Obtaining planning permission on the existing hospital buildings will not trigger any overage payment but any residential planning gained in addition to the existing buildings may incur a payment depending on the level of offer – please ask agents for more details.

**LISTING:** We understand that the property is listed

**CURRENT PLANNING USAGE :** D1 non-residential institutions







- For indicative purposes only. It is the buyer's responsibility to check the boundaries in detail.



