



Oakdale House & The Elms

Tiverton, Devon

Carter Jonas

**Oakdale House
& The Elms
Blundells Road
Tiverton
Devon
EX16 4BT**

Town centre site of 0.45 acres including a 4-bedroom house, 2-bedroom flat, office building and showroom.

Previously used as a residential house, offices and showroom with access out onto Station Road and next to Tesco's superstore. The property has potential to be used for a range of leisure or commercial uses such as a care home, education, place of worship, boutique hotel, residential lets or self-catering holiday accommodation.

In all, set in 0.45 acres.

For sale as a whole by private treaty.



Location

The property is located in the town centre of Tiverton which offers a leisure centre, hospital, banks, primary schools, secondary schools, shops, Great Western Canal, public houses/restaurants, an indoor swimming pool complex, golf course, pannier market, cinema, dentist and doctor surgery and the Tiverton Museum of Mid Devon Life.

The private Blundell School is nearby in Tiverton and further amenities and facilities can be found in the city Exeter 16 miles away or the county town of Somerset, Taunton, 20 miles away.

The North Devon coastline is easily accessible with its excellent surfing beaches at Woolacombe, Saunton Sands and Croyde Bay. North Devon also has the scenic former fishing villages such as Instow and Appledore on the Torridge Estuary. National Trust properties of Knightshayes Court and Arlington Court make ideal day trips.

Tiverton is easily accessible from the M5 motorway at junction 27 along with Tiverton Parkway railway station which has a mainline London to Paddington service.

The Property

Oakdale House & The Elms is a mixed-use property. Oakdale House is a 4-bedroom period property and The Elms, which is adjoining, is Grade II Listed and has previously been used as office accommodation which includes a 2-bedroom, self-contained flat. The former showroom faces out onto Station Road.

The site has potential to be converted into alternative uses due to its location within Tiverton town centre such as care home, educational purposes, children's nursery, boutique hotel, self-catering holiday letting accommodation, place of worship, or converted into residential apartments, subject to gaining the relevant planning consents.

The site is set on 0.45 acres and Oakdale House, The Elms and the showroom are three self-contained buildings where someone could live on site and develop a business such as a holiday letting complex or run a business from home, including car sales, due to its prominent location just off the A396 at the junction of Station Road and Blundells Road near the town centre.

Nearby occupiers include Travis Perkins, Tesco's superstore, Tesco's petrol filling station, Mill Auto Supplies, West Cars Approved and The Loman Hotel.

Oakdale House has been used as a residential property and The Elms and flat have not been occupied since the 1980s so is in need of improvement along with the showroom and would make an ideal redevelopment opportunity.



Oakdale House



Oakdale House



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Oakdale House



Oakdale House



Oakdale House



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Floor Plan

Oakdale House & The Elms
Blundells Road
Tiverton
Devon
EX16 4BT

Approximate Area:
8,968 Sq Ft / 833.1 Sq M

Outbuildings:
2,930 Sq Ft / 272.2 Sq M

Total:
11,898 Sq Ft / 1105.3 Sq M



- Oakdale House
- The Elms
- The Flat

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



Floor Plan

The Showroom

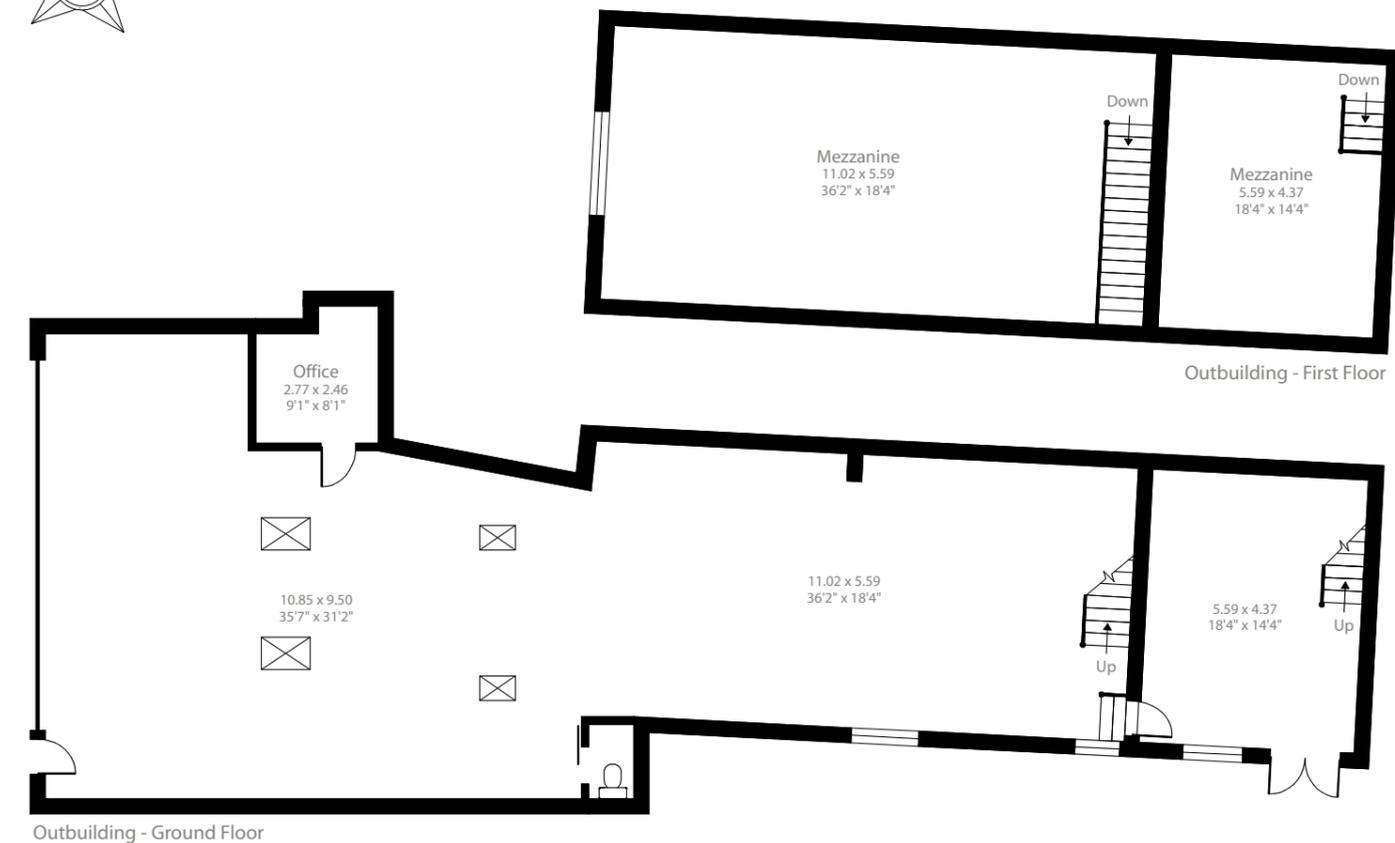


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Outside

To the side of the property is a double garage and further outbuildings, plus a concrete yard area with parking space for 18-20 vehicles.

To the front of Oakdale House is a walled garden area laid mainly to lawn and to the front of The Elms is an additional garden area laid mainly to lawn, which is also enclosed by a walled garden area which gives pedestrian access out onto Station Road and also gives pedestrian access into the showroom as well as the 2-bedroom flat to the rear of The Elms.

Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

The freehold interest is being offered for sale with vacant possession available on completion.

Planning

Oakdale House and the 2-bedroom flat have residential use.

The Elms was used as office accommodation back in the 1980s.

The showroom has retail use.

All of this would have to be checked with the local authority.

Listing Status

The Elms is Grade II Listed (1384963). The boundary walls to The Elms and Oakdale is Grade II Listed (1384964).

Services

Mains electricity, drainage, water and gas.

Heating - Gas central heating within Oakdale House.

EPC Ratings

Oakdale House: Rated G
The Elms and flat: Rated G

Council Tax

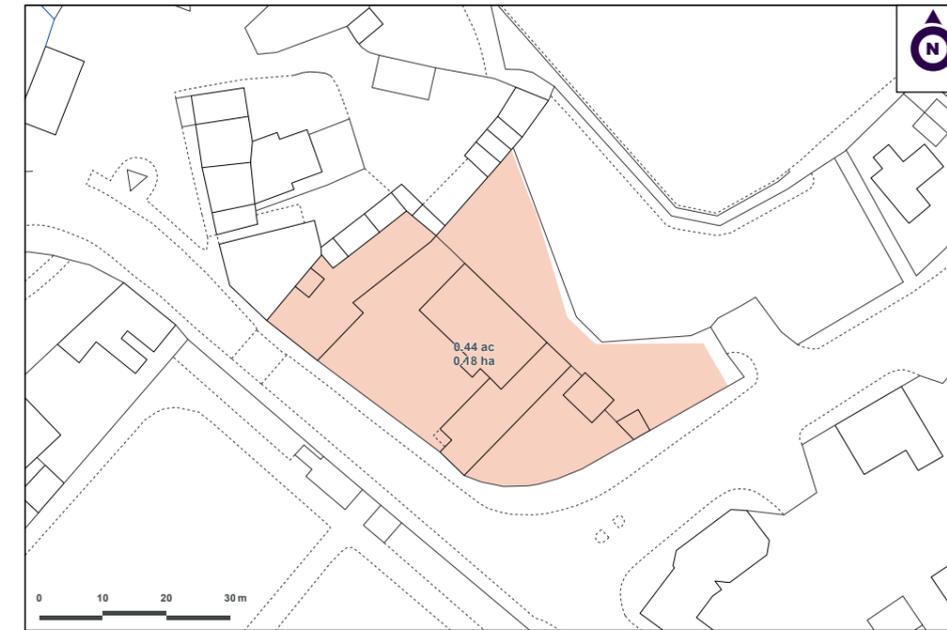
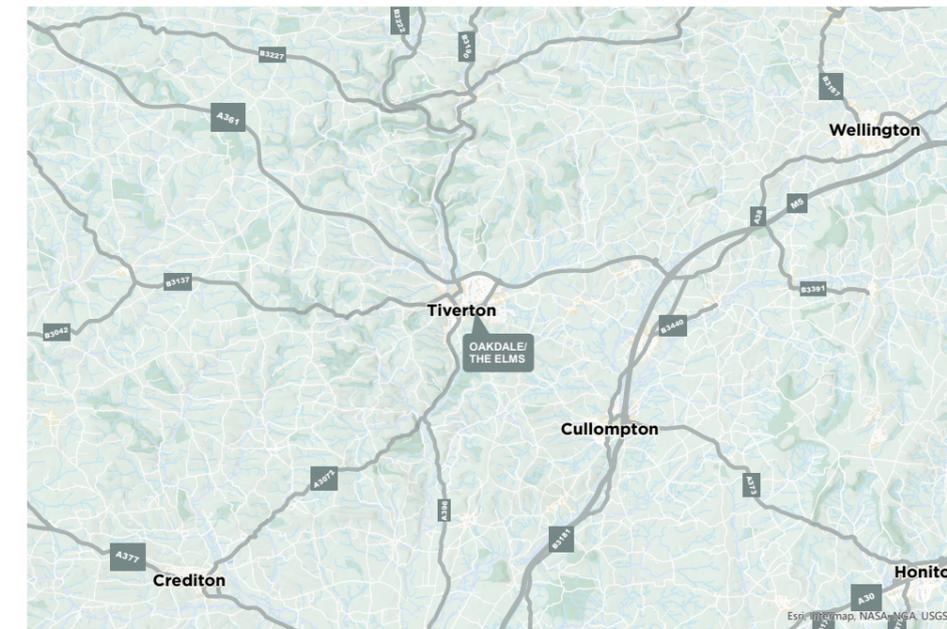
Oakdale House: Band E.

Local Authority

Mid Devon District Council
www.middevon.gov.uk

Viewings

Strictly by appointment with agents
Carter Jonas.





Leisure

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