



WALLIS COURT, ST LUKE'S ROAD, TORQUAY, DEVON

Knight Frank

- ◆ For sale freehold with vacant possession
- ◆ C2 (residential institution) use, former care home
- ◆ 40 ensuite bedrooms
- ◆ Potential for a range of alternative uses/development, subject to consents
- ◆ Land: 0.37 acres ◆ Buildings: 16,851 sq ft GIA



WALLIS COURT, ST LUKE'S ROAD, TORQUAY, DEVON, TQ2 5NY

Location

The property is located on St Luke's Road at its junction with Shedden Hill Road, close to the town centre and seafront.

Torquay Railway Station is c.0.7 miles from the property with services into London Paddington, Bristol, Birmingham and Manchester. The A380 running north links with the M5 at Exeter. This links with the M4 at Bristol as well as the wider national motorway network. Exeter Airport with regular national and international flights is located c.26 miles to the north.

The local area offers a wide range of shops, supermarkets and restaurants.

Description

The site extends to an area of 0.369 acres (0.149 ha). Wallis Court was last used as a 42 bed care home.

The accommodation is arranged over ground, first, second, third and fourth floors and comprises kitchen, dining room, reception rooms, and an office on the ground floor. The upper 4 floors comprise 40 ensuite bedrooms (39 single bedrooms and 1 double). There are also roof terraces facing south west on the first and fourth floors. There are harbour views from the fourth floor.

There are 9 car parking spaces as well as a well maintained garden.

The surrounding uses to the property predominantly comprise terraced housing as well as religious and educational uses.

Legal Title & Tenure

The property is held freehold. Legal information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist.

Planning

Informal discussions are being undertaken with Torbay Council regarding the future use and redevelopment options for the property. A planning report is available via our dedicated website – see details below.

We summarise the key points here:

- ◆ Wallis Court was previously in use as a residential care home and the lawful use of the site is as a residential institution. Planning permission would be required for any use outside C2 Use Class.
- ◆ Development proposals would need to have regard to the saved policies within the Torbay Local Plan (adopted April 2004) and the Devon Structure Plan (adopted October 2004).

- ◆ The site lies within a Conservation Area. It does not contain any not statutorily or locally listed buildings.
- ◆ The site is unallocated within the Torbay Local Plan (adopted 2004), therefore is not proposed for any specific land use.
- ◆ It falls outside, although immediately to the west of the Torbay Town Centre designation. It falls outside, although immediately to the east of the Principal Holiday Accommodation Area.
- ◆ Trees within the site are afforded protection due to the Conservation Area designation.

Fixtures and Fittings

Any items of furniture or other items left in the properties will become the responsibility of the purchaser on completion.

Services

Mains water, electricity, gas and drainage are provided.

Inspection

The property may be inspected by prior appointment only through Knight Frank LLP.

Method of sale

Please refer to the dedicated website for information on the method of sale and bidding procedure.

Further Information

Further information is available including:

- ◆ Floorplans ◆ Cover letter ◆ EPC's
- ◆ Title information ◆ Planning information
- ◆ Method of sale/bid procedure ◆ Further photographs

This information is available from the dedicated website:

www.inst.knightfrank.com/view/walliscourt

Password: torquay

VAT

The VAT status is to be confirmed.

Schedule of Accommodation

Floor	GIA (sq ft)	GIA (sq m)
Ground	4869	452.3
First	3195	296.8
Second	2871	266.7
Third	3069	285.1
Fourth	2847	264.5
Total	16,851	1565.5



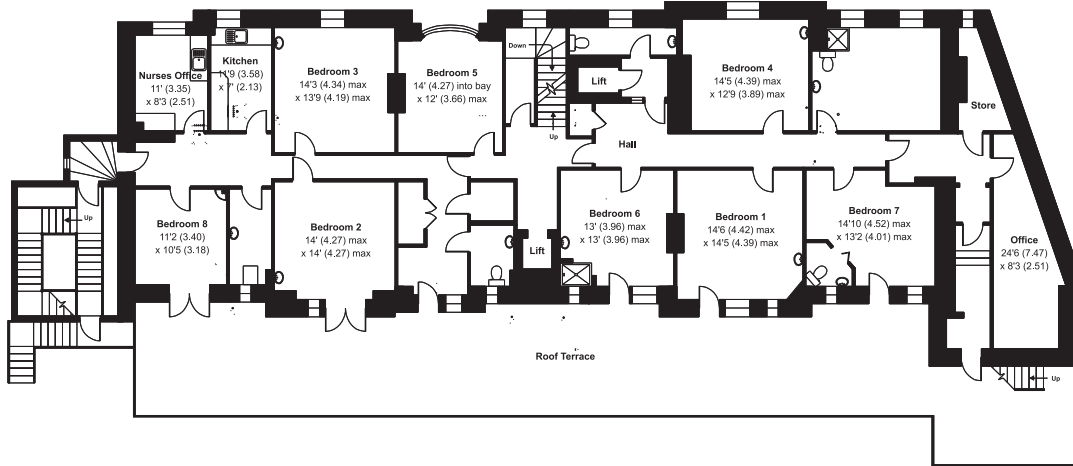
Contact

Should you wish to discuss the property in further detail please contact:

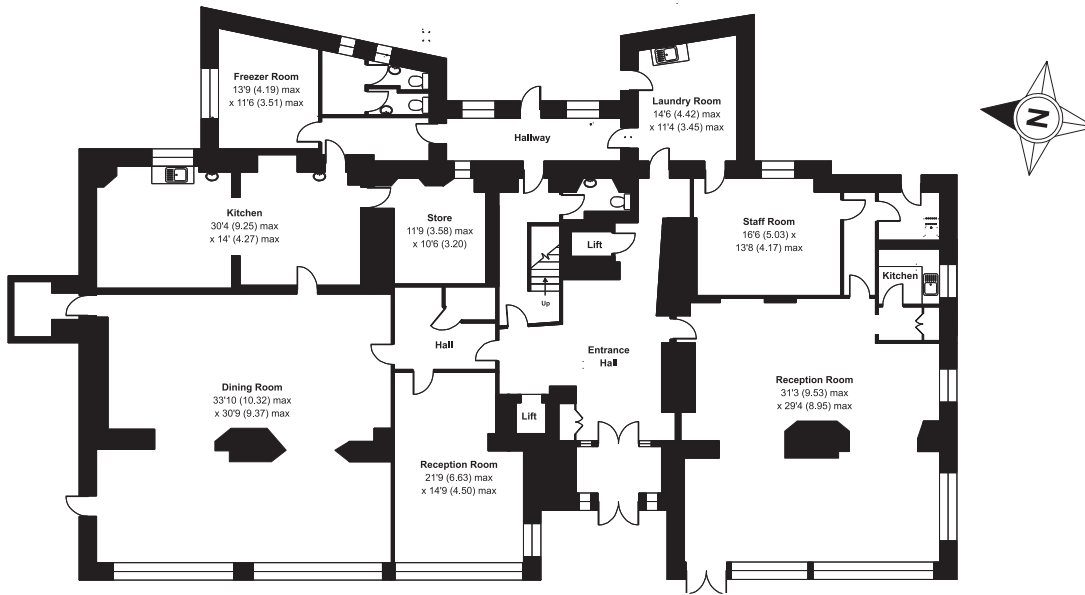
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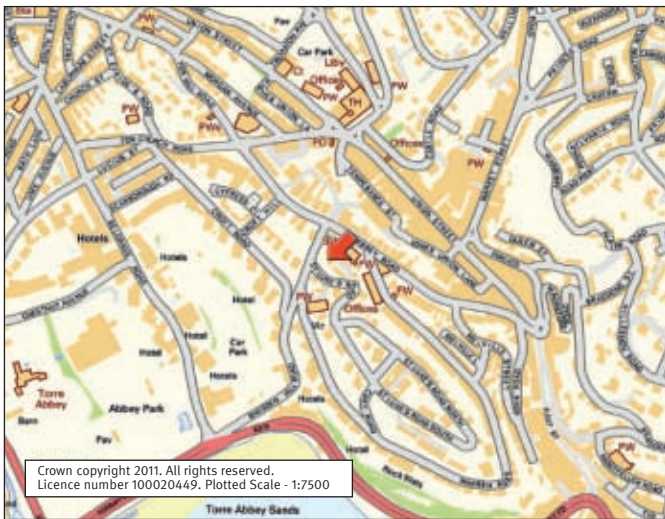
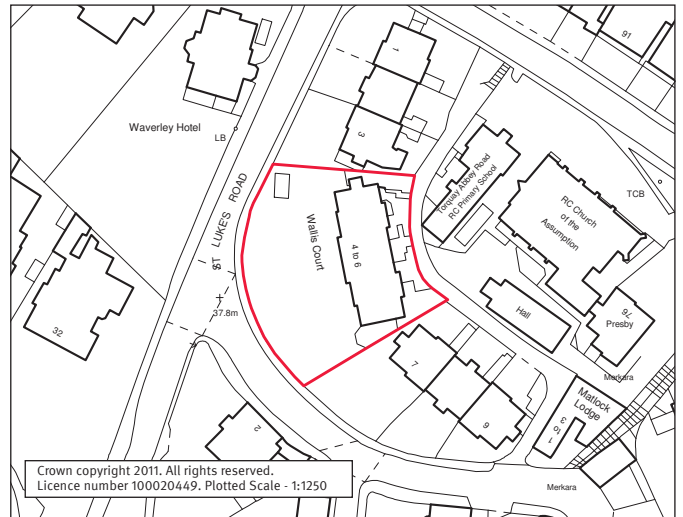
First Floor
Indicative of second, third and fourth floors



Ground Floor



view from roof



Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: September 2011. Photographs dated: September 2011.

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