



Former Workshop & Classroom Premises (Suitable for alternative uses)

FOR SALE

The Classroom Building, Blackerton, East Anstey, Devon, EX16 9JT

- Attractive rural yet accessible location within 8 minutes' drive of the A361 North Devon Link Road.
- Part of the former Blackerton Care Village.
- Potential for alternative uses subject to planning.
- Total area 364.05 sq m / 3,920 sq ft, plus surrounding grounds.
- Available freehold.

Guide Price £250,000.

Location

Blackerton occupies a picturesque rural position just off the B3227 on the southern fringes of Exmoor (1.5 miles). The property is within 3 miles of the North Devon link road (A361), providing easy access to Tiverton and the M5 motorway at Junction 27 (approximately 15 miles to the south east) and South Molton (approx 10 miles to the west). Dulverton, which is approximately 6 miles' driving distance and is known as the Gateway to Exmoor, provides a variety of shopping and other amenities.

Description

The Classroom Building forms part of the former Blackerton Care Village, predominantly used as residential care accommodation. This property provides workshop and classroom facilities, previously used for general assembly and workshop classes when the Blackerton Care Village was in operation.

Internally the premises provides a total of three large workshops as well as a conservatory meeting room; DDA compliant, male and female WC facilities, as well as further ancillary accommodation. This property includes the surrounding land as shown on the plan provided.

Accommodation

Approximate gross internal areas.

The Classroom Building:

Ground Floor: 364.05 m² 3,920 sq ft

Services

Mains electricity and water are connected. Drainage is via a large communal sewage treatment plant.

Planning

We understand the property currently has planning consent for C2 (Residential Institution) use. We are of the opinion that the property may be suitable for a number of other uses including the following:-

- Hotel, boarding or guest house
- Conference or training centre
- Residential course centre
- Rural or recreational retreat
- Other leisure and tourism uses
- Offices

Any use outside the property's existing C2 use will require planning consent.

Business Rates

The premises are not currently listed on the Valuation Office website.

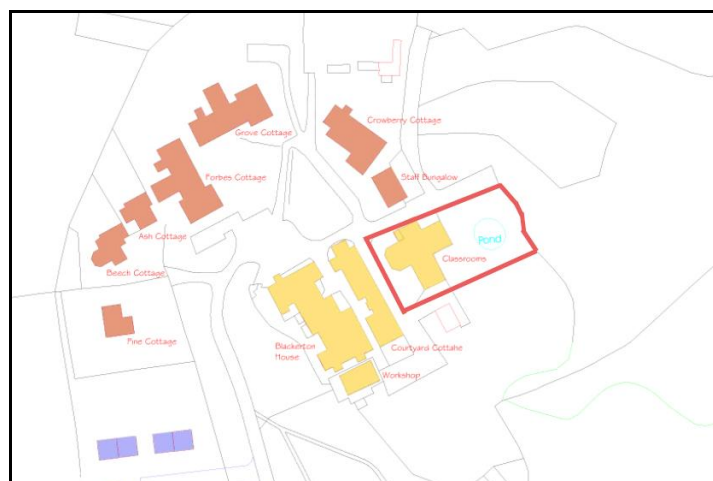
Interested parties should make their own enquiries for the Local Authority to ascertain the situation regarding business rates. A change in occupation may trigger an adjustment to the rating assessment.

Energy Performance Certificate

Attached is a copy of the Energy Performance Certificate specifying the Asset Rating of the property.

Method of Sale

The Classroom building is available by private treaty with vacant possession at a guide price of £250,000.



VAT

We understand that the property is not registered for VAT therefore VAT will not be payable on the purchase price.

Viewing

Strictly by appointment with:-

Greenslade Taylor Hunt.

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: commercial.taunton@gth.net

Important Notice –

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Energy Performance Certificate Non-Domestic Building



Pottery Workshop
Care Blackerton
East Anstey
TIVERTON
EX16 9JT

Certificate Reference Number:
0690-9001-9730-2990-2003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **106**

This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel:	LPG
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	378
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	81.93

Benchmarks

Buildings similar to this one
could have ratings as follows:

40 If newly built

68 If typical of the
existing stock