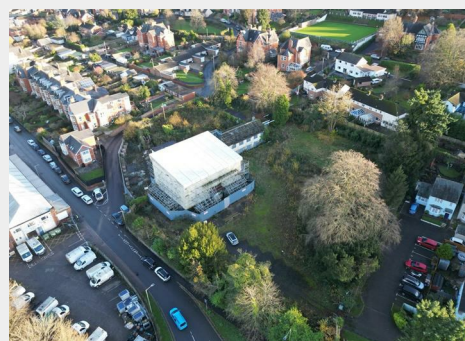
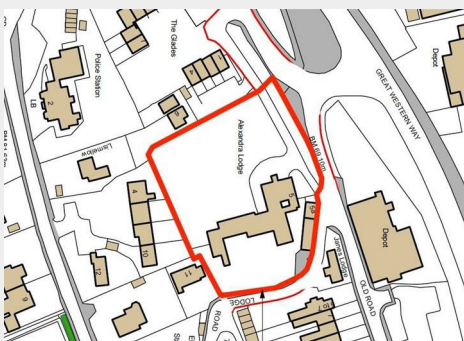


# Alexandra Lodge, 5 Old Road, Tiverton, Devon, EX16 4HQ

Auction Guide Price +++ £50,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- FREEHOLD GRADE II LISTED FORMER CARE HOME
- DERELICT | VACANT | 1.415 ACRE PLOT
- WIDE RANGE OF OPPORTUNITIES
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold DETACHED FORMER CARE HOME ( 3821 Sq Ft ) occupying a 1.415 Acre Plot | DERELICT / DEVELOPMENT OPPORTUNITY

# Alexandra Lodge, 5 Old Road, Tiverton, Devon, EX16 4HQ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Alexandra Lodge, Old Road, Tiverton, Devon, EX16 4HQ

Lot Number 12

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £50,000 - £100,000 for this lot.

### THE PROPERTY

A Freehold Grade II Listed detached former care home / social centre occupying a site extending to 0.573 ha ( 1.415 acres ). We are informed the original 18th Century building has accommodation ( 3821 Sq Ft ) arranged over 3 floors with a later 1960's extension at the rear believed to comprise rendered block / brick construction and we understand a former lodge building to the rear of the building has been demolished.

The Property sits on a site which is broadly square in shape and slopes gently down towards the north. It is bounded by a range of fences and brick walls with a range of mature and younger trees particularly along the west and southern boundaries. The site is tiered in parts and much of it comprises former lawns (now with a rougher finish/appearance). The principal access is on the western boundary over an adjacent residential development ( The Glades ) linking with the public highway. There are also other entrance points on Old Road and Lodge Road on the eastern boundary.

Structural condition - We have not been able to inspect the building internally and buyers must rely on their own investigations. We are informed by our clients that the condition of Alexandra Lodge deteriorated from around 2018 to 2020 as a result of theft of lead from the roof. The removal of the lead was not discovered until some months after the event and in the meantime the roof timbers became severely compromised by ingress of water. The overall structure became unstable and external structural scaffold was required to avoid collapse and remains in situ.

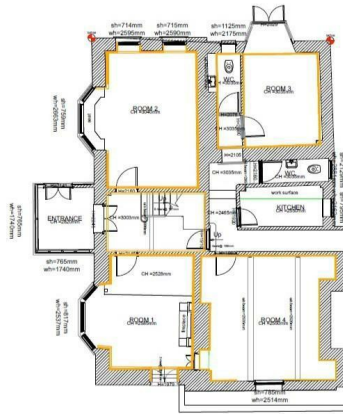
We understand the site was leased to Devon County Council Social Services until 31st March 2012 for use initially as a day centre and then latterly for administration facilities  
Sold with vacant possession.

Tenure - Freehold

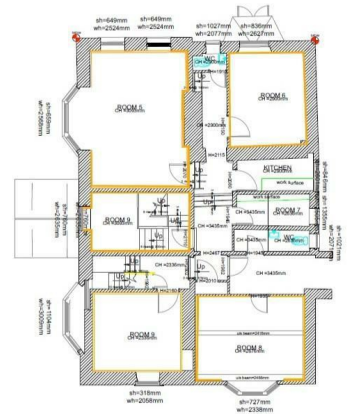
Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

## Floor plan

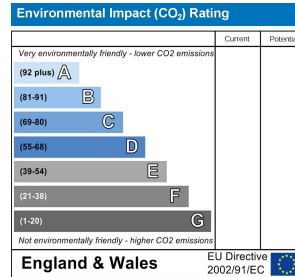
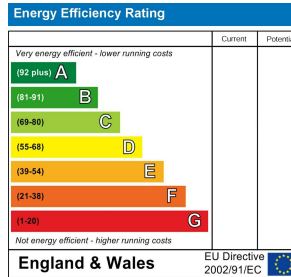


LODGE GROUND FLOOR PLAN



LODGE FIRST FLOOR PLAN

## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.