



Nightingale House

Lanscore Close, Teignmouth, Devon, TQ14 9LD



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**Substantial Four-Storey Building with 25 Residential Rooms (over 850m²/9,150 sq ft)
0.3 Acres of Grounds, with Gardens, Parking & Outbuildings
Stunning Sea Views from Upper Floors and a Short Walk to the Local Town Centre and Beaches
Highly Sought-After Location, Ideal for Residential, Mixed-Use or Conversion Development
A Flexible Property and Fantastic Opportunity to Generate Significant Returns**

OVERVIEW

This exceptional development opportunity is located in the highly sought-after town of Teignmouth on the South Devon coast. Nightingale House is a former care home (now with the benefit of Use Class C3 planning) which offers an appealing opportunity to convert or redevelop into residential or alternative uses, capitalizing on its spacious layout and prime location. The property offers flexible accommodation over four floors, with 25 bedrooms, reception rooms, and former staff rooms, making it ideal for a variety of future uses including residential apartments, individual family home (or 2 semi-detached houses), HMO, boutique hotel or other commercial schemes. Set within approximately 0.3 acres of grounds, the property is surrounded by well-maintained gardens and benefits from ample parking space, outbuildings, a raised terrace and beautiful sea views from the upper floors.

The location of Nightingale House is a key selling point, with easy access to local amenities, transport links, and the town centre. The property's flexible layout and proximity to the coast with sea views, add to its appeal and an early viewing is recommended.

AREAS

Total floor area 850m²/9149 sq ft (approx.)

Outbuildings 65m²/700 sq ft (approx.)

Ref No: 5111

Guide Price £695,000 Freehold

Interested in this property?

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LOCATION

Teignmouth is a charming and vibrant coastal town on the South Devon Coast, known for its natural beauty, laid-back atmosphere, and excellent local amenities. Nightingale house benefits from its elevated position, offering spectacular panoramic views over the town, coastline and estuary. This area of Teignmouth is particularly desirable due to its proximity to both the sea and the surrounding countryside, making it a popular area for both residents and visitors alike. The property is just a short distance from Teignmouth's sandy beaches, a popular destination for holidaymakers and locals. It is also within walking distance of the bustling town centre, which offers a variety of shops, restaurants, cafes, and essential services. The area is known for its friendly and welcoming community, with a strong local spirit, good educational and recreational facilities, therefore making it an excellent choice for residential development.

The nearby area of Shaldon, just across the river Teign, is another picturesque village and popular holiday location. Teignmouth has excellent transport links. The railway station is just a short walk from the property and offers direct connections to Exeter and beyond, with London easily accessible in under 3 hours. The nearby A380 dual carriageway provides convenient road access to the wider South Devon region, including the nearby cities of Exeter and Plymouth. Furthermore, the town benefits from being close to the Devon Expressway, ensuring easy access to the motorway network.

Teignmouth's growing popularity, with both local and visiting residents, and its designation as a "gateway" town to the stunning South Devon Coast, makes this property an outstanding development/investment opportunity.

PLANNING

The property was recently granted planning consent for change of use from Use Class C2 to C3, to enable the expansion of the existing dwelling for residential use. For further information please visit:

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?keyVal=SIUFHOPZJYL00&activeTab=summary>

Further drawings for a proposed development for 9 apartments and an alternative scheme for 2 semi-detached houses are available from Bettsworths on request.

SERVICES

The property is connected to mains gas, electricity, water, broadband, and drainage services.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with Agents, Bettsworths. Tel. 01803 212021.

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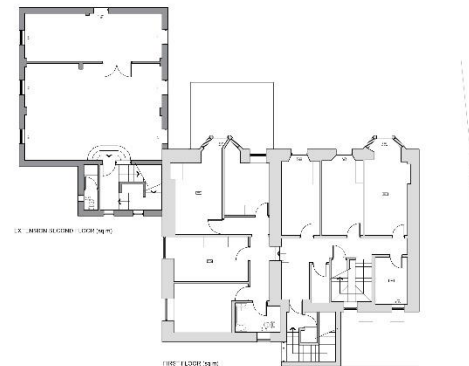
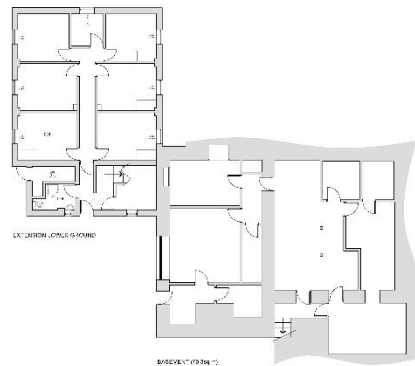
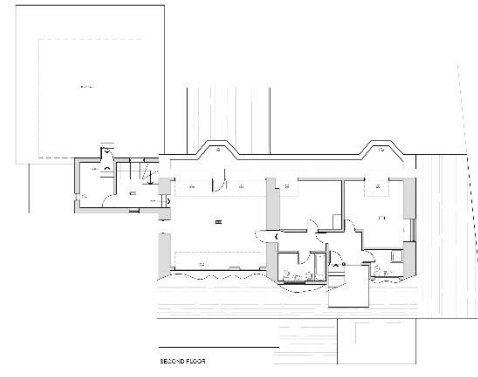




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Existing Floor Plans



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Survey

Rev.	Date	Notes
Client		
Project	Nightingale House	
Site Address	Nightingale House, Teignmouth	
Date	12.10.23	
Project Ref	2331	Drawing No 101
	Key	Rev
		1:1000 @ A1
T: 01803 212021 W: ortusarvus.co.uk		

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www.bettesworths.co.uk
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