



**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**For Sale**

Delaware Outdoor Education Centre, Delaware Road, Drakewalls,  
Gunnislake, Cornwall, PL18 9EH

8,510 Sq Ft  
(782.5 Sq M)



## Summary

- Outdoor activity centre
- Suitable for outdoor education or community uses
- Close to the River Tamar, Dartmoor and within the Tamar Valley Area of Outstanding Natural Beauty
- Accommodation includes dormitory bedrooms, kitchen, main hall and welfare facilities as well as a rear field (approx. 1 acre) and climbing barn

## Location:

Gunnislake is located midway between the towns of Tavistock and Callington on the A390 in South East Cornwall. The village has a population of approximately 4,700 (including Calstock) and is positioned on the edge of the River Tamar and within the Tamar Valley Area of outstanding natural beauty. Dartmoor National Park and Bodmin Moor are also only a short distance away. The property sits within a predominantly residential area and is accessed via Delaware Road, just off the A390.

## Description:

Two detached former school buildings of traditional stone built construction, which have more recently been used as an outdoor education centre. The main school building provides

dormitory accommodation as well as staff bedrooms, a kitchen, dining hall, bathroom facilities and drying room. The old headmasters house which sits adjacent to the main building around a courtyard/parking area provides office accommodation, kitchen and showers/WCs to the ground floor with further bedrooms on the first floor. In addition to the main buildings there is a further stone built store room (resource office) which currently is utilised as an equipment storage area.

To the rear of the buildings there is a garden area with a further tarmacked area behind which could be used for additional car parking with access from Moorland Way. From this area there is a barn which houses a climbing wall and a separate modular classroom building (Elliot Building) which is split into two rooms with WC facilities. Behind this area, there is a large grassy field.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
<b>Main Building</b>		
Ground Floor	317.67	3,419
First Floor	4.56	137
<b>Head Masters House</b>		
Ground Floor	83.84	902
First Floor	43.80	471
Resource Office	39.66	427
Elliot Building	124.00	1,335
Climbing Barn	168.97	1,819
<b>Total</b>	<b>782.5</b>	<b>8,510</b>

Land at rear - approximately 1 acre

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

Display Energy Certificate - F (126).

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £18,500 Therefore making the approximate Rates Payable £9,232 per annum for 2022/23. Interested parties are advised to confirm the rating liability with Cornwall Council.

## Opportunity

The property has been used as an outdoor education and activity centre offering a wide range of activity days, courses and residential stays. Bookings have been taken until the end of July at which point the current service will cease. It is the Council's preference for continued Outdoor Education use, however other community uses may be considered. An inventory of equipment is available upon request.

## Terms:

The property is for sale freehold. Expressions of Interest to be received by the agents no later than the due date. Applicants are invited to submit expressions of interest, explaining their identity, financial status and intended use for the property including whether they are an Outdoor Education provider or CIC no later than midday on **Friday 30th September 2022**. Please contact us for a copy of the application form. Please note an overage provision may be placed on the property, applicable on certain changes of use in the future.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.





## CONTACT THE AGENT

**Anna Jackson**

Tel: 07841 150718

Email: [ajackson@vickeryholman.com](mailto:ajackson@vickeryholman.com)

**Joanne High**

Tel: 07525 984443

Email: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)



### Plymouth Office

📍 Plym House, 3 Longbridge Road,  
Plymouth, Devon, PL6 8LT





