

FOR SALE

**Vickery Holman**  
Property Consultants



# Old Forde House

Brunel Road, Newton Abbot, Devon TQ12 4XX



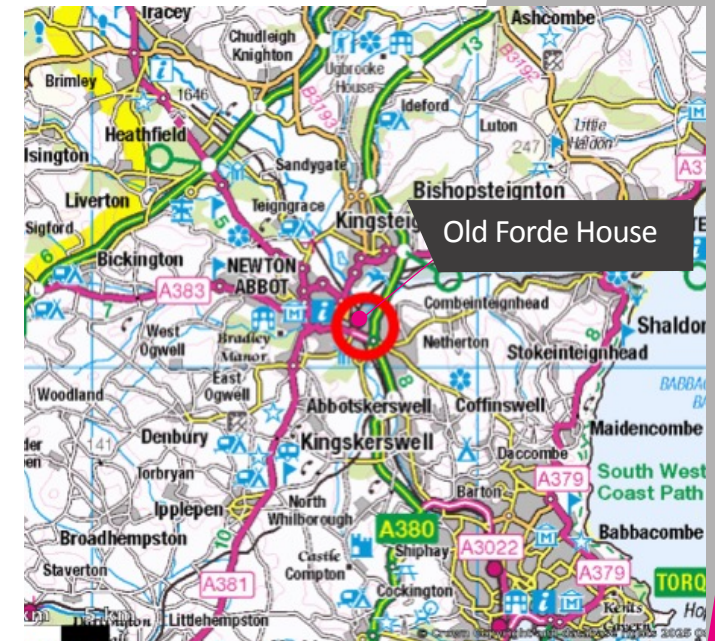
Historic 17th century House set in circa 8.62 acres (3.49 ha) of grounds



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- Rare opportunity to acquire a Freehold site
- Impressive 17th century house set in its own grounds
- Almost 7,088 sq ft (NIA) of accommodation across 3 floors
- Total site area circa 8.62 acres (3.49 ha)
- Scope for continued commercial use or residential redevelopment (STPP)
- Ancillary parking area
- Open lawn area frames the front section of the house





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## Location

Newton Abbot is within the jurisdiction of Teignbridge, approximately 13.5 miles to the south of Exeter, 26.4 miles to the north-east of Plymouth. The area has good road communications, with the subject property being located approximately 10.9 miles to the south of J31 of the M5. The property is approximately 213 metres south-east of Newton Abbot railway station. Newton Abbot railway station connects to Exeter with a travel time of approximately 42 mins, Plymouth with a travel time of approximately 41 mins.

The property is situated on Brunel Road, to the west of the Penn Inn Roundabout that links Exeter northbound to Torquay southbound, and adjacent to one of the main business estates of Newton Abbot and Teignbridge DC offices.



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## Description

The property consists of an impressive Grade I listed former manor house dating back to circa 1550. The building was enlarged in circa 1610 and is noted for its fine 17th century wood carving, oaken staircases, large oak doors, finely decorated plasterwork and magnificent ceilings. The south front faces Torquay Road across the house's front lawn.

The main hall of the house is traditionally located to the west of the main entrance and has a notable plaster ceiling depicting sprays of several different flowers and fruits. The dining room, which was formally a library has a similar decorated ceiling as does the Chairmans Parlour which also has a fine fireplace. The Long Room, also known as the Great Chamber, is on the first floor and is one of the best great chambers surviving in South West England.

Currently, the premises is utilised as office accommodation and business meeting space. Access to the site is located to the front of the property via a small Grade II listed gated narrow lane onto Torquay Road circa 200 meters from the junction of the A380.

There is also a good sized surfaced car park included located to the rear of the house and separated by the access road into Forde House, Teignbridge Council's main office.





## History

The present house was built around 1550 and substantially enlarged around 1610 by Sir Richard Reynell, Member of Parliament for Mitchell in Cornwall and his wife Lucy Brandon. The house was built with an E-shaped floor plan which may have been an honour of Queen Elizabeth I who had recently died. The grounds were originally extensive and included the whole of Decoy (so named because wildfowl were decoyed there to extend the houses larder) as well as a deer park.

### King Charles I

On the 15th September 1625 King Charles I stayed at the house overnight on his way to Plymouth to inspect the fleet and enjoyed dinner in the main hall. This was followed by a court which the King held in the dining room where he knighted the hosts nephews, Richard Reynell, his brother Thomas Reynell and John Yonge eldest son of the diarist Walter Yonge. He returned later and stayed for a further two nights and slept in the first floor rooms adjoining the drawing room which was probably the Reynell's own bedroom.

### Oliver Cromwell

During the Civil War, Forde House gave shelter to Oliver Cromwell and Colonel Fairfax on 24th January 1646 on their way to capture Dartmouth before the second Siege of Exeter. We may surmise that the Parliamentarians were somewhat unwelcome guests at Forde, which twenty years previously had entertained a King.

### Courtenay

In 1648 the estate passed to the Courtenay family via marriage of Margaret Waller, only daughter and heiress of Sir William Waller by his wife Jane Reynell the Heiress of Forde. By this time Powderham Castle had been badly damaged during the Civil War and Forde House became the Courtenay's principle residence.



### William of Orange

William of Orange stayed at the house in 1688 on his way to his coronation in London having landed in Brixham a few days earlier. It was on this visit that the prince announced his intention to become King of England for the first time. Prince William stayed overnight in the first floor room known ever since as the Orange Room.

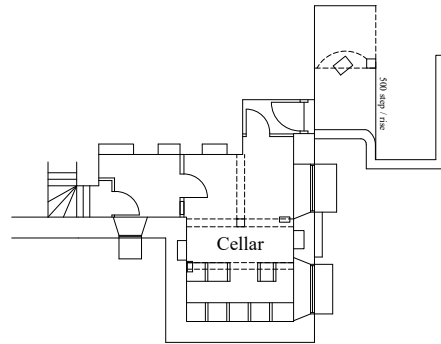
The Courtenay's moved back to Powderham Castle although Forde House remained in possession of the family until 1762 when the house was let to a succession of occupiers. In 1936 the house was sold to Stephen Simpson and then to the Sellick family until its acquisition by Teignbridge District Council in 1978.

Since then the property had been refurbished by its current owners and used for office and conference space as well as for weddings and other events. A modern office building was built in the grounds to serve as the councils main headquarters (opened in 1987). The modern office now took the name of Forde House with the old mansion renamed to Old Forde House to distinguish it.

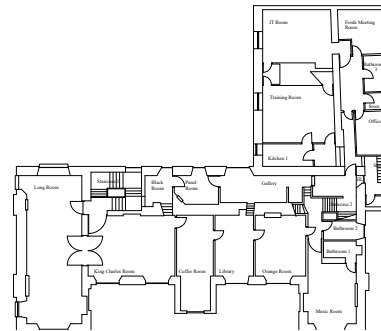
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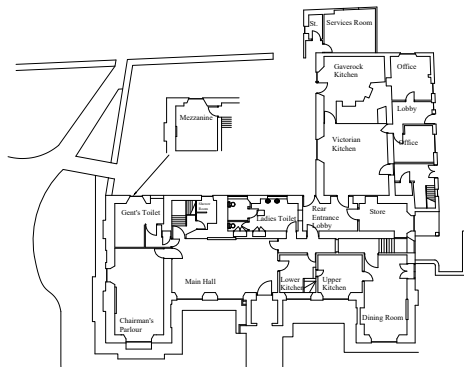
## Floor Plans



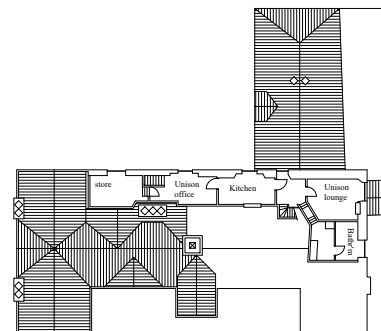
Cellar



First Floor



Ground Floor



Second Floor

## Accommodation

Measurements are provided by the vendor on a Net Internal Area (NIA) Basis

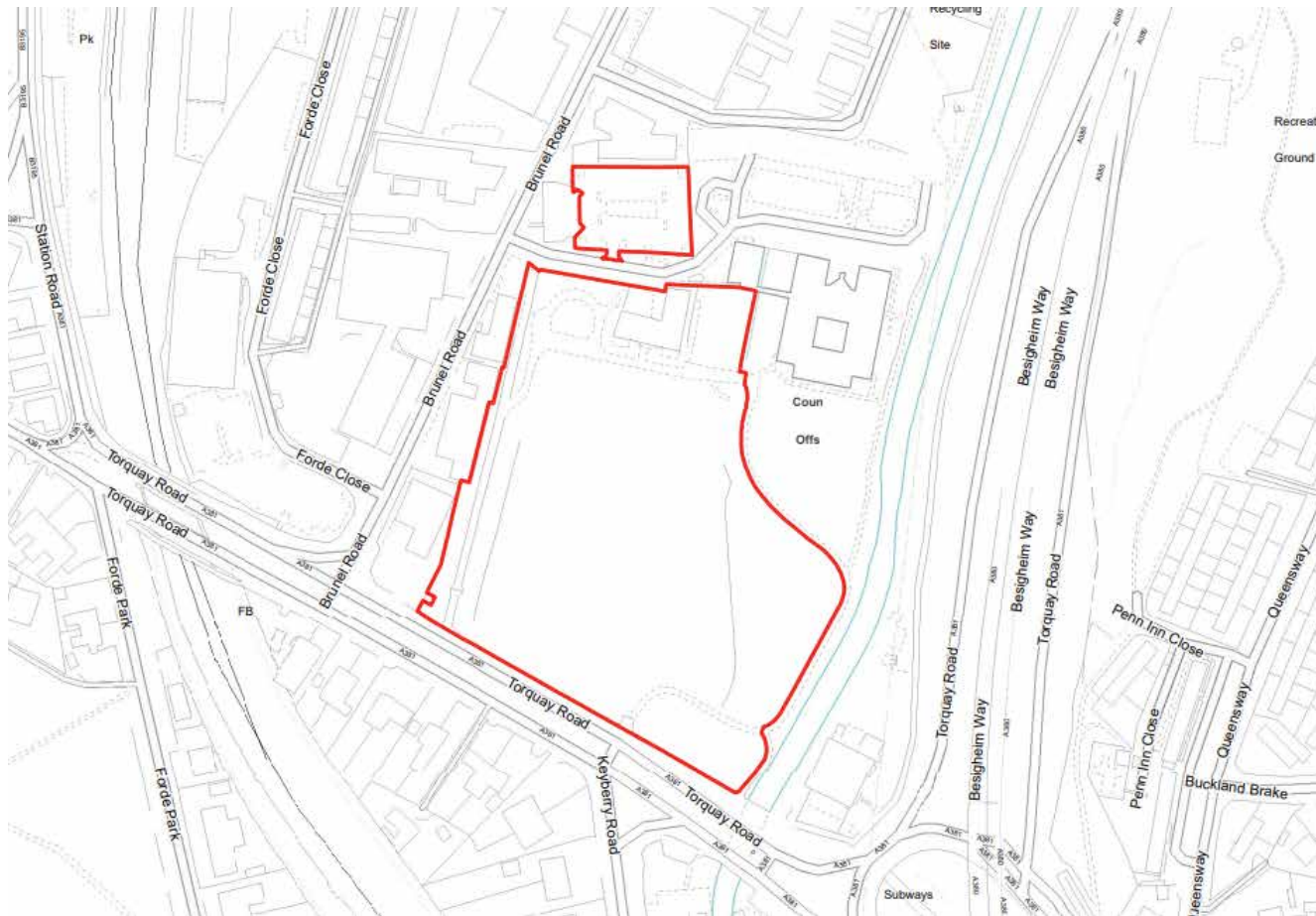
	Sq m	Sq ft
Cellar	33.00	356
Ground floor	257.00	2,767
1st floor	324.60	3,494
2nd floor	43.90	473
<b>Overall total</b>	<b>658.50</b>	<b>7,088</b>

Site area – circa 8.62 acres (3.49 hectares)

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## Site Plan



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## Further information



### Proposal

We are inviting offers in region of **£1.5 million**.

### Subject to Contract

The property is sold freehold subject to Vacant Possession.

### Services

We understand that mains electricity, gas, 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

Contact the Agents for further details.





## Old Forde House

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### Business Rates

The property is to be reassessed for rating purposes

### Legal

Each party is to pay their own legal fees incurred during 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.

### Viewings

For further information, please contact the agents direct.

**Viewings strictly by appointment only.**

### Appointed agents

**Vickery Holman**

Balliol House, Southernhay Gardens, Exeter EX1 1NP

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**www.vickeryholman.com**

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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk) for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. SUBJECT TO CONTRACT