

Vickery Holman
Property Consultants



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247propertyauctions

SELLING BY AUCTION TWENTY-FOUR SEVEN

For Sale by Traditional Auction on Thursday 7th December 2023 @ 4:00pm

For Sale

Guide Price £975,000

Wixenford Farm, Colesdown Hill, Plymouth,
Devon PL9 8AA

Approx. 1.74
Acres

Summary

- For sale by traditional online auction on Thursday 7th December 2023
- Large mixed industrial and residential estate
- Farmhouse now four flats
- Multiple barns
- Yard space and land
- Great access to the A38 road network
- Multiple commercial units providing an uplift in reversionary rents & asset management opportunities

Location:

Located conveniently for Plymstock and in turn Plympton, on the outskirts of the City of Plymouth, the estate is located on the outskirts of Plymstock, near to Plymouth and thus offers easy access to major transportation routes and other amenities, making it an attractive location for both industrial and residential users. The property is located approximately 3.5 miles from Marsh Mills roundabout and approximately 6 miles from the City Centre.

Description:

Bounded by rural fringes is this substantial mixed industrial and residential investment opportunity now offering vast potential for all investor-types, with current rents reserved of £61,680 per annum. This investment briefly comprises a range of tenanted lock-up units, stores and workshops along with a range of stunning period barns, outbuildings and of course the main Farmhouse, that now provides four units of self-contained accommodation. With this diversified revenue stream for the investor, as well as potential for further enhancement and graphic scope for an uplift in rental incomes as these have largely been untouched for the last 20 years.

Potentially the estate could become a truly high calibre, strong yielding investment as it also offers scope for future development and asset management angles from either commercial industrial and residential, subject to all the necessary consents being obtainable.

Commercial Accommodation:

The commercial accommodation of this investment consist of small flexible workshop units with refurbishment potential to realise reversionary rental uplift in the future. The units benefit from access to services including power, water and drainage with some units benefitting from rear loading doors and separate access. The site also benefits from shared w/c facilities as well as shared parking onsite.

Residential Accommodation:

Located within the main 'mother' farmhouse dwelling:
Flat 1: Over three floors of accommodation briefly comprising: two bedrooms, living room, large kitchen/eating room, bathroom, small external garden.

Flat 2: Over three floors of accommodation briefly comprising: bedroom, living room, kitchen and bathroom.

Flat 3: Kitchen, living room, bedroom, bathroom.

Flat 4: Over two floors of accommodation briefly comprising: bedroom, living room, kitchen and bathroom.

Outside:

Informal permission to use an area of outside space as a garden.

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:

To be confirmed.

Planning:

The site may offer the potential for a variety of either residential or commercial development angles along with other alternative uses & schemes, subject to all the necessary consents being obtainable.

Business Rates:

Please visit the Government website on: Find a business rates valuation - GOV.UK (www.gov.uk)

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Freehold subject to a range of verbal and written commercial leases and licenses along with four residential 'assured short-hold-tenancies'. The agents have not had sight of all the verbal and written agreements in place and we would refer you to the legal pack for further information in this respect.

See tenancy schedule/table below and auction legal pack (in legal documents section further on) for additional information.

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IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal and finance enquiries prior to the auction.

†TRADITIONAL AUCTION

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

* PRICING INFORMATION

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding

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.

DISCLAIMER

All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Auctions or any individual in employment with Bamboo Auctions makes any warranty as to the accuracy or completeness of any of the property information. These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

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Legal Fees:

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



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Commercial	Rents Reserved	Tenant / Business	Tenancy Type
Unit One	£424 PCM	Garage	Tenancy at will
Unit Three	£360 PCM	T Shirt Printing / Embroidery	Not clarified but new Tenancy
Unit Four	£360 PCM	Engineers	Tenancy at Will
Unit Five	£441 PCM	Soft Furnishings	Month to Month
Unit Six	£350 PCM	VW Storage	Tenancy at Will
Unit Seven	£360 PCM	Woodwork / Carpentry	Tenancy type - Unconfirmed
Unit Eight	£500 PCM	Furniture / Van Storage	Not clarified but New Tenancy
Unit 9	£595 PCM	Snooker items and Storage	No Tenancy in place
Total	£3,390 PCM		
Residential			
Flat 1	£550 PCM		Assured Shorthold Tenancy
Flat 2	£400 PCM		Assured Shorthold Tenancy
Flat 3	£400 PCM		Assured Shorthold Tenancy
Flat 4	£400 PCM		Assured Shorthold Tenancy
Total	£1,750 PCM		

