



Old Mill Kennels, Dartmouth, Devon



A commercial storage site of about 0.65 acres, **nestled in Old Mill Creek** off the River Dart.

Distances

Dartmouth town centre 1.5 miles, Totnes 11 miles, Blackpool Sands Beach 3 miles
(All distances are approximate)

Gross Internal floor Area: 908.2 sq ft (84.4 sq m)

The location

Old Mill Creek is an idyllic wooded valley situated about a mile up river from Dartmouth. The creek is home to a handful of houses, a couple of boatyards and Old Mill Kennels. Dartmouth is about 1.5 miles by road and is situated in the district known as the South Hams in South Devon. Most of the South Hams is listed as an Area of Outstanding Natural Beauty and is well known for its rugged coastline, sandy beaches and glorious countryside.

Dartmouth sits at the mouth of the River Dart, one of five estuaries to be found in the South Hams and is home to the Britannia Royal Naval College. This pretty and popular waterside town offers an abundance of shops, boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre and three supermarkets. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is one of the prettiest in Europe.

Totnes (12 miles) offers a main line rail link to London Paddington in 2 hours 40 minutes and the A38 (19 miles), provides access to the cities of Plymouth, Exeter and the M5 beyond.





Description

The Old Mill Kennels are situated in a glorious setting with lovely views from the far end of the site towards the River Dart. The site is on two registered title plans and be divided as such into two distinctive areas, both with their own access off Old Mill Lane. The smaller of the two sites has a small storage building and has been cleared with a layer of Tarram installed and then stoned in recent years, but since then overgrowth has occurred. The larger site has a number of older concrete buildings and a large level area which has been cleared and subject to the necessary permissions, would be suitable for a large workshop.

Please visit www.southhams.gov.uk for the planning history of Old Mill Kennels. The site has previously been granted permission for stables, car parking and a riding area, also a kennel block and a cattery. Permissions for residential development were last sought in February 2008 and refused.

Services

Mains water, drainage and electricity

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ6 0HL)

What3words: [childcare.laying.riders](https://www.what3words.com/)

Property information

Tenure: Freehold

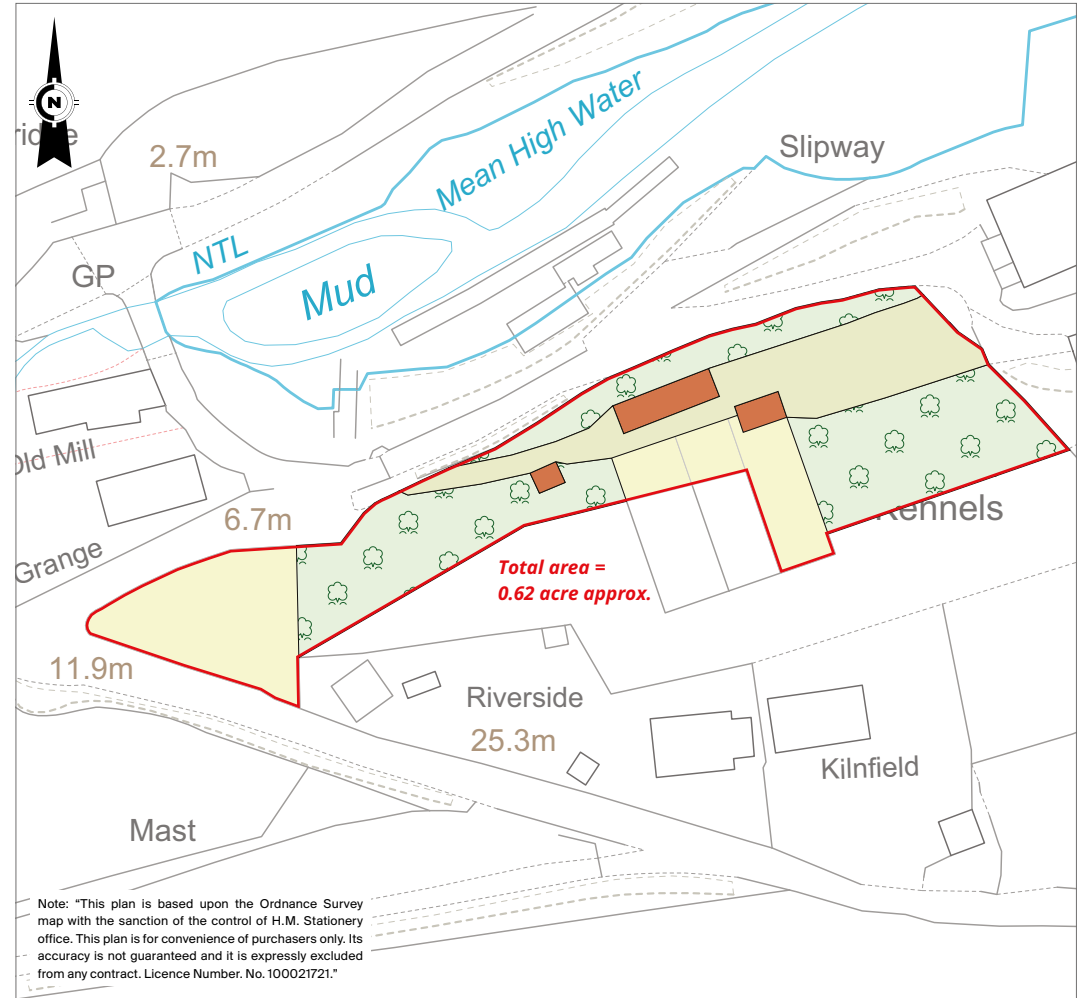
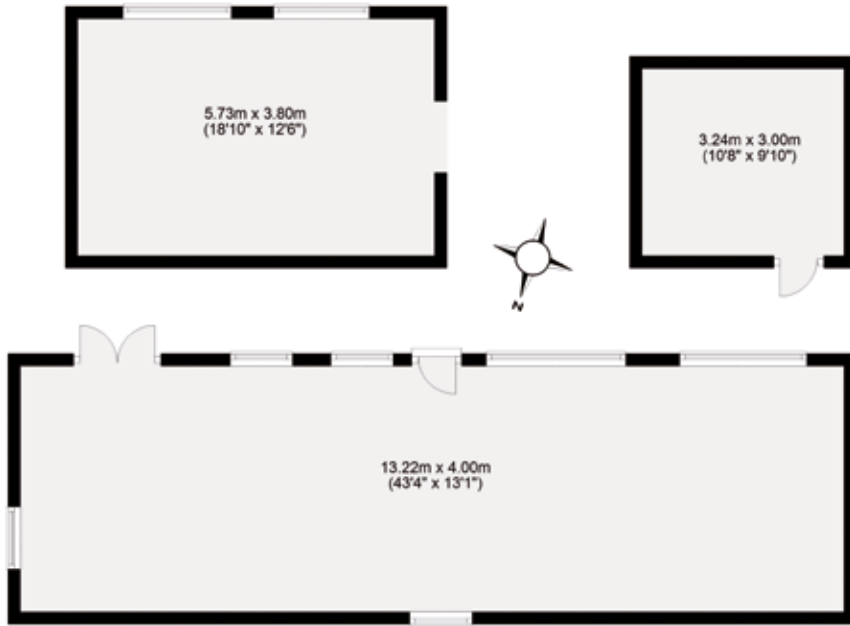
Local Authority: South Hams District Council: 01803 861234

Guide Price: £300,000

Approximate Gross Internal Floor Area

84.4 sq m (908.2 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated March 2023.

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