



Former Public Conveniences, Staverton



Former Public Conveniences,

Staverton, Totnes, TQ9 6PB

Totnes: 3.5miles Buckfastleigh (A38): 5.8 miles Plymouth: 26.4 miles

The former Staverton Public Conveniences for sale by Informal Tender.

- A flat roofed building currently divided into two halves
- Potential for alternative use subject to planning
- EPC exempt
- Council Tax exempt

Guide Price £25,000

SITUATION

Staverton Mill is a beautifully restored mill on the banks of the River Dart in Staverton, a pretty village renowned for its steam trains, Sea Trout Inn and some of the best walks in the area. The A38 at Buckfastleigh is just 4 miles away providing fast access to Plymouth and the M5 at Exeter, with intercity trains running from nearby Totnes.

The location is perfect for canoeing, walking, fishing or visiting one of the areas many attractions including nearby Riverford Farm (home to an award winning organic restaurant) and historic Dartington Hall with its exclusive shops.

DESCRIPTION

The building was formerly public conveniences operated by South Hams District Council, which closed in 2019. The construction, we believe, is block with render under a flat roof with one skylight. The building is divided into two parts.



On the southern elevation a short flight of steps leads up to the entrance to the gents with a door leading into the urinal area with small windows to the front, wash hand basin and a door into a toilet cubicle, with a small window to the rear.

There is a separate door leading into the storage cupboard where the fuse board and electric meter is located. On the northern elevation, a single step leads up to a door which leads through to the ladies toilets, where there are two cubicle toilets underneath the skylight, with a wash hand basin in the corner and a small window to the front. The building, as shown on the plan, includes a strip of land to the front.

SERVICES

We assume mains water, drainage and electricity is connected.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWINGS

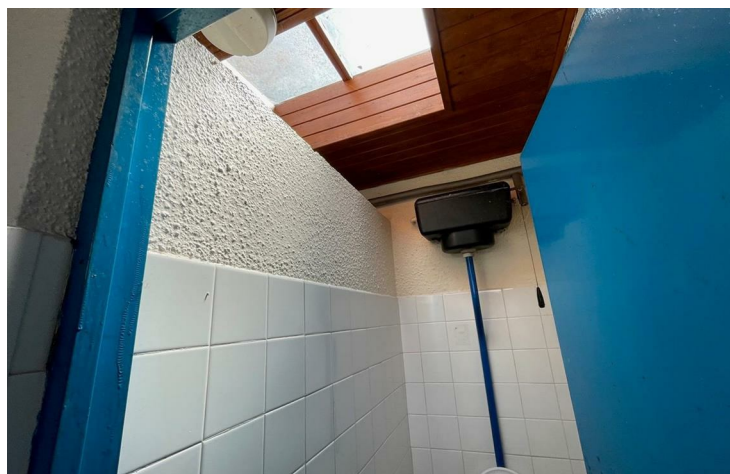
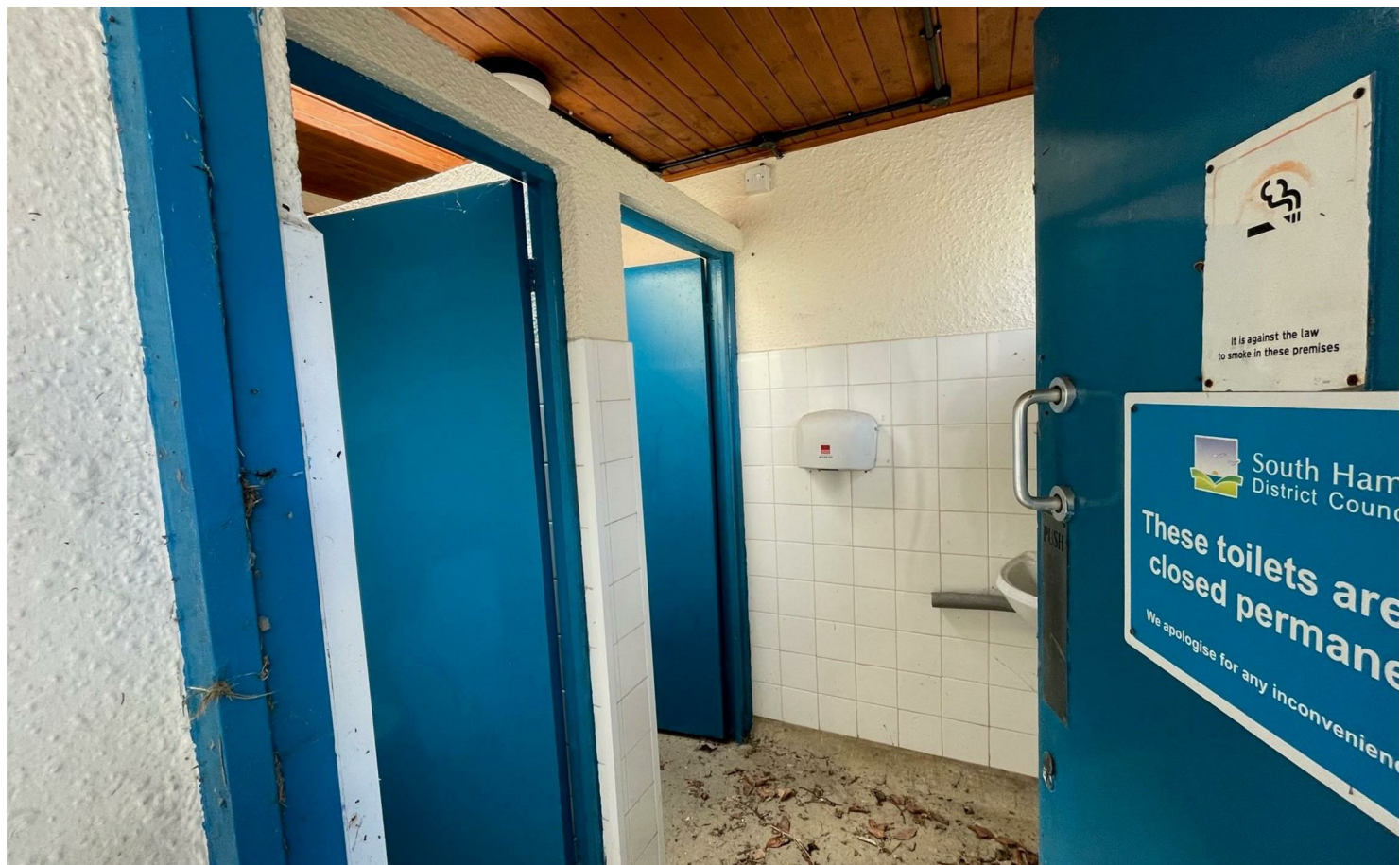
Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

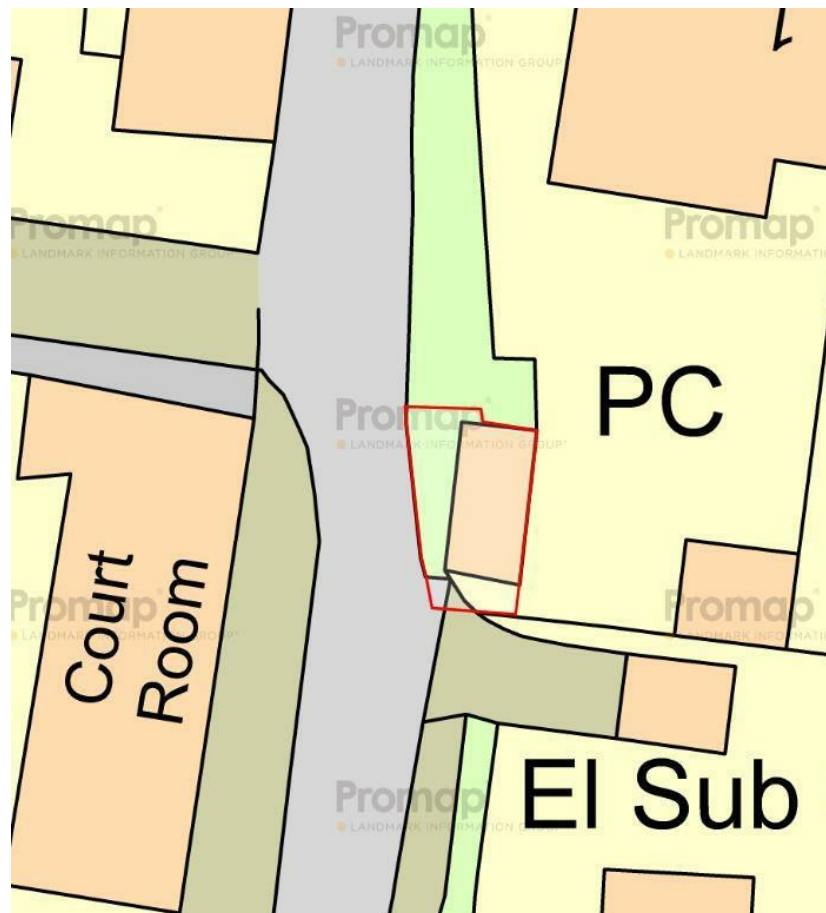
METHOD OF SALE

We are offering the former public conveniences for sale by informal tender with a deadline for receipt of offers in the Stags Totnes office.

DIRECTIONS

Proceed into Staverton passing the Sea Trout Inn on the right hand side, taking the immediate right at Staverton Cross toward St Paul's Church, where shortly after the public convenience building is found on the left-hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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