



15 Station Road, South Brent, Devon, TQ10 9BE



15 Station Road South Brent, Devon, TQ10 9BE

A prominent building in the heart of the village, currently in need of substantial refurbishment. Planning consent was granted for the use of a retail shop and living accommodation.

- No forward chain
- A rare opportunity to acquire a prime positioned property
- Very adaptable premises where you can live and work under one roof
- Currently used as a ground floor office with three-bedroom apartment above
- Detached garden
- Subject to a flying freehold



DESCRIPTION

An attached property in a prominent location right in the heart of South Brent village. This property offers a ground-floor shop fronting one of South Brent's main streets with residential accommodation to the rear and on the whole of the first floor. The building dates back to the 1880s and is in need of refurbishment and modernisation. The roof covering to all elevations has been replaced except that facing North. The majority of the external surface has been recently redecorated (apart from the North-facing elevation).

AGENTS NOTE

There is a flying freehold appertaining to the property.

CURRENT & FORMER USES

The property has previously been used as a shop, estate agency, treatment rooms and offices as well as for living accommodation.

Planning Consent was granted by Dartmoor National Park Planning Authority in August 2015 for a change of use from a shop and office to a shop and open-market dwelling. A condition attached to this consent states "The property known as 15 Station Road shall only be occupied as a residential unit (Class C3) in conjunction with a retail use (Class A1) on the ground floor as indicated on the approved plan. No part of the retail element shall be converted to residential or ancillary residential use without a further grant of planning permission" The retail use can now be considered as office use.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

TENURE & POSSESSION

The tenure is Freehold and offered for sale with full vacant possession and is immediately available with no onward chain.

ACCOMMODATION

The accommodation is as follows:-

GROUND FLOOR SHOP

4.04m(13'3") x 4.11m(13'6") Double fronted with plate glass windows and central doorway. Door at rear of the shop leads into:

SIDE PASSAGEWAY

With door to street and door to:

REAR HALLWAY

External door from walkway under arch.

REAR ROOM POTENTIAL KITCHEN/DINER

3.66m(12'0") x 3.28m(10'9") Stone feature chimney breast with Jetmaster fire (note this has been unused for more than 20 years). Window on side. Partition wall to other side creating:

STORE ROOM

Gas boiler for central heating.

FIRST FLOOR LANDING

Approached by stairs from the hallway, fitted cupboards, access to roof space with potential for loft conversion (subject to obtaining planning permission and all necessary consents).

LIVING ROOM

3.81m(12'6") x 3.96m(13'0") At the front of the property and situated above the shop, window to the front overlooking the street, fireplace.

KITCHEN

3.05m(10'0") x 2.82m(9'3") At the rear of the property with a window to the South West. Fireplace.

BEDROOM ONE

4.11m(13'6") x 2.74m(9'0") Situated over the archway with a window to the front. Corner wash basin.

BEDROOM TWO

2.97m(9'9") x 2.74m(9'9") At the rear of the property with a window to the North East;

BEDROOM THREE

2.97m(9'9") x 2.36m(7'9") At the front of the property over the side entrance passageway. Feature mural by well-known local artist Lydia Corbett.

BATHROOM

2.51m(8'3") x 1.22m(4'0") Situated over archway with window to the rear. Panelled bath, pedestal basin, low-level WC.

GARDEN

There is a detached garden approached by a private right of way to the left of the side entrance door. The rectangular garden has over many years produced a good raspberry cropping and there is a garden shed.

South Brent

6 Fore Street

South Brent TQ10 8BQ

01364 646170

Southbrent@luscombemaye.com

www.luscombemaye.com



15 Station Road, South Brent, TQ10 9BE

Approximate Gross Internal Floor Area = 122.9 sq m / 1324 sq ft



SERVICES

Mains water, electricity, gas and drainage are connected. There is a separate electricity supply to the shop.

RATEABLE VALUES

This property is rated commercially on the ground floor and has two separate assessments:

Ground Floor shop and premises RV £2,350.00

First Floor Council Tax B

LOCAL AUTHORITIES

The administrative local authority is South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE. Tel 01803 861234

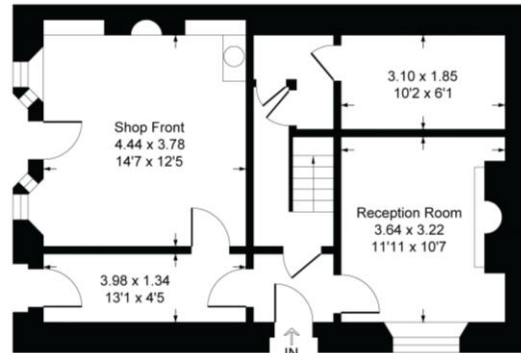
The planning authority is The Dartmoor National Park Authority, Parke, Bovey Tracey, Devon, TQ13 9JQ. Tel 01626 832093

VIEWINGS

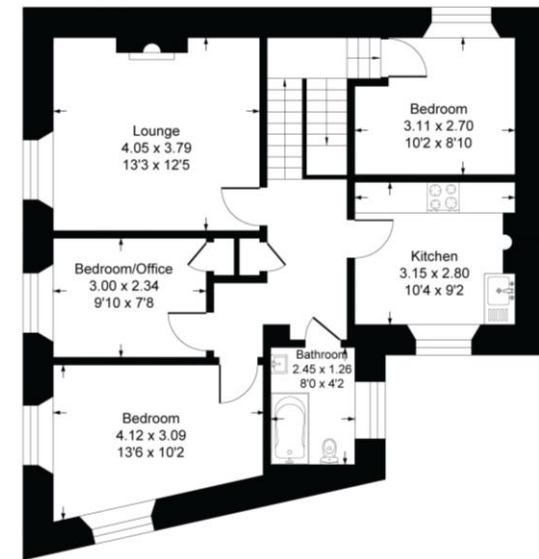
Strictly by appointment only through Luscombe Maye South Brent.

FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings. Items being left such as ovens, hobs, shower systems, central heating etc, have not been and will not be tested by the agents or vendors.



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



South Brent
6 Fore Street
South Brent TQ10 8BQ
01364 646170
Southbrent@luscombemaye.com
www.luscombemaye.com