

**The Dartmoor Union
Fore Street, Holbeton
Devon. PL8 1NE**

Offers Invited £500,000

We have pleasure in enclosing our sales brochure for Dartmoor Union, which we hope may be of interest to you. Should you wish to view the property or require any further information, please do not hesitate to contact Alex Cowe, Jane Devonshire or Kaitlyn Morton on 01752 872417.

BRIEF GUIDE

Please refer to plans and legal pack (on conveyance) for more detailed information.

- Sub divided **PUB** with first floor flat.
- **THE BARREL HOUSE** With investment potential.
- **THREE CIDER COTTAGES** The three units are currently on one Title, potentially producing circa £21,000 gross per annum, on a fully let basis. There is a parking provision made on the plan. **1 Cider Press Cottages:** Circa 46m2 EPC Rating E (Last Let in 2023 on an AST at a reduced monthly rent £450 pcm). Located partly over the ground floor pub kitchens, the cottage accommodation comprises bedroom, kitchen, open plan living room and bathroom. **2 Cider Press Cottages:** Circa 79m2 EPC Rating E (Last Let 2023 monthly rent £650 pcm. Last Let on AST to a local person). The cottage comprises kitchen, living room, master bedroom with en-suite, family bathroom and a good sized second bedroom with built-in storage. **3 Cider Press Cottages:** Circa 85m2 EPC Rating E (Last Let 2023 monthly rent £650 pcm on AST) This cottage is laid out with reverse living accommodation and comprises entrance porch with door to cloakroom and door to WC, living area with exposed beams to vaulted ceiling and small mezzanine storage area, kitchen area with electric oven and hob. Downstairs there are two double bedrooms, family bathroom and utility room. NB There are restrictions on lettings set out in the Section 106 Agreement contained in the legal pack.
- **THE CAR PARK** Potential speculative development plots with scope, subject to planning, for further dwellings with parking. The row of cottages at the rear of the car park are under private ownership and have a right of way.
- **DRIVEWAY AREA NEAR UNION COTTAGES** Current parking for existing homes at Union cottages not impacted.
- **INTERNAL ACCESS ROAD** With right of way for cottages.