



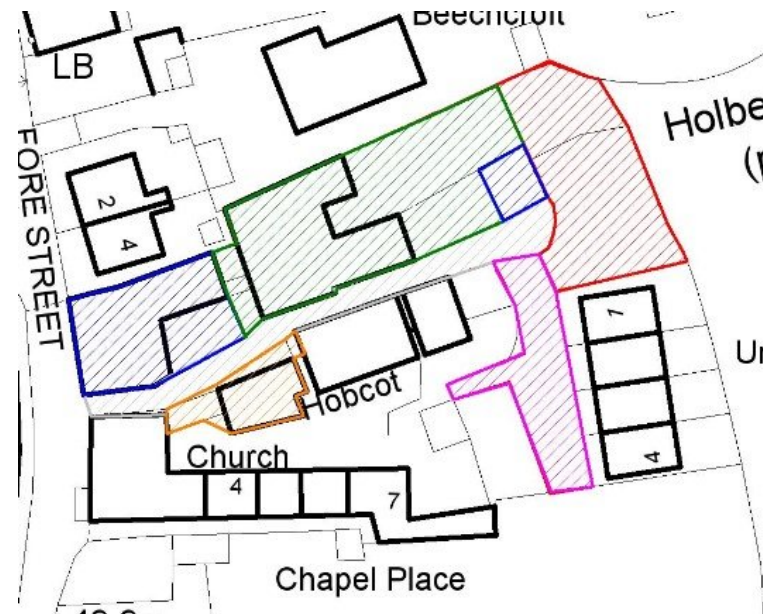
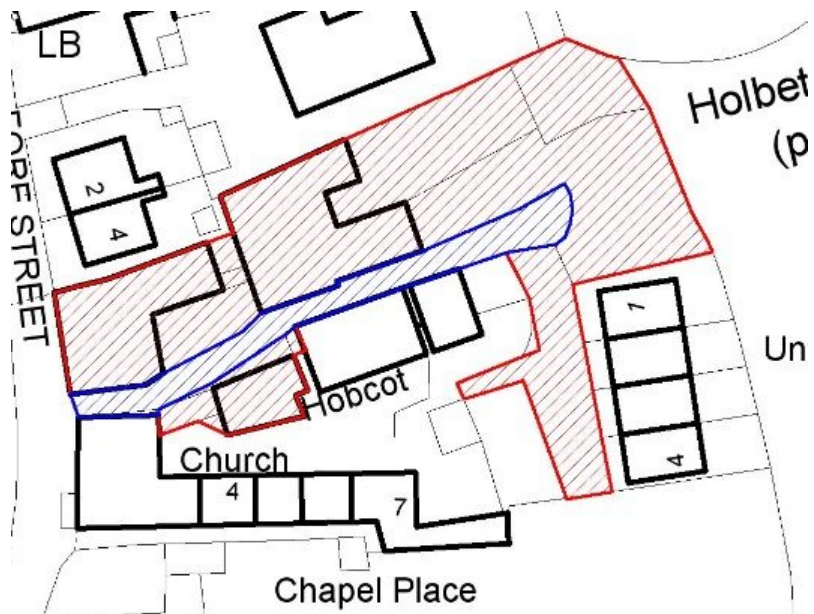
Luscombe Maye

Since 1873

Fore Street, Holbeton

Offers Invited £500,000

🛏 8 🍽 4 🚗 4



INVESTMENT OPPORTUNITY (NB all suggestions are subject to applicants making their own enquiries in relation to planning consent etc.) A superb investment opportunity to purchase a former public house and associated buildings. The former Dartmoor Union has numerous potential opportunities. The Barrel House also provides the option as a stand-alone unit, (subject to consent). The three Cider Press cottages and the flat above the pub produce an income of circa £30,000 per annum when fully let. The current vendors consider the homes are let on a fairly competitive rental and buyers may want to review other types of letting to release further income potential (see legal pack re restriction). The rear car park provides the potential space for a speculative planning application to create further homes (subject to consents). A former planning application in relation to this development is available on the link provided. Considering the desirable location, being located within close proximity of some of the finest beaches in the South Hams, the whole site could be potentially geared towards other uses (subject to legal and local authority consents). Please kindly note the owners will not accept bids for individual lots.

Notes:

Imagery: Please note the photos for the public house are historic. They are shown for guideline purposes only and do not represent the current internal condition or range of furnishings.

The details contained in the brochure are for **guide purposes only** and buyers must be satisfied with the information contained within the legal pack provided by the sellers' lawyer during conveyance. The published plan and imagery are issued for guideline purposes only. The process prevents members of staff from the selling agents to answer technical questions and further enquiries must be referred back to the applicants' lawyer for clarification.

FORMER PLANNING APPLICATION REF: 1134/16/FUL SOUTH HAMS DC Previous application below not pursued: <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/161188>

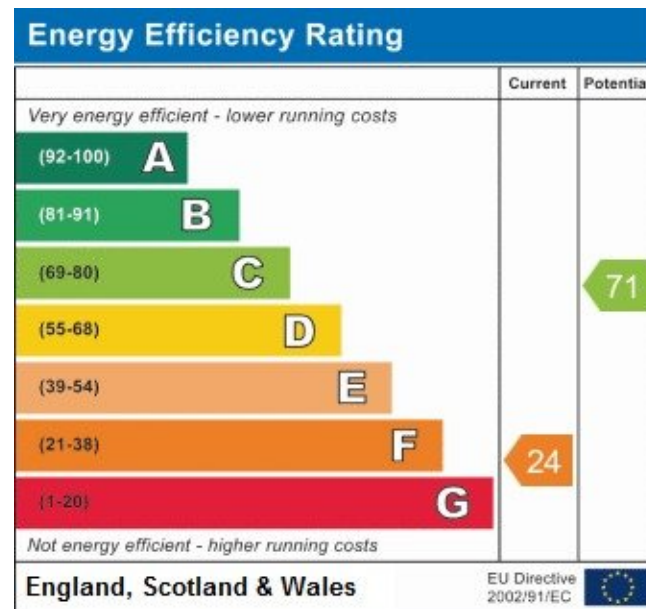
LEGAL PACK A copy of the legal pack may be requested from the seller's solicitors, Beers LLP of 29 Fore Street, Kingsbridge TQ7 1AA, Attention: Mr Richard Jones, Tel: 01548 855010, e-mail: richard.jones@beersllp.com

VIEWING BY APPOINTMENT ONLY All viewings will be strictly by pre-arrangement. Tel. 01752 872417/880044.





- Investment opportunity
- Vacant Pub
- Current income producing
- Driveway and Car Park (with building potential)
- Set in desirable South Hams Location
- Of interest to developers and investment buyers
- 3 “Cottages” plus 1 apartment
- Vacant Barrel House building
- Potential variety of future uses (Subject to consent)
- What3Words///// curiosity.suiting.infants



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 planning/building regulations), nor can it enter into any contract on behalf of the Vendor.