

Creekside Boat House



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Old Mill Creek, Dartmouth, Devon, TQ6 0HN

Totnes 12 miles Plymouth 31 miles Exeter 42 miles

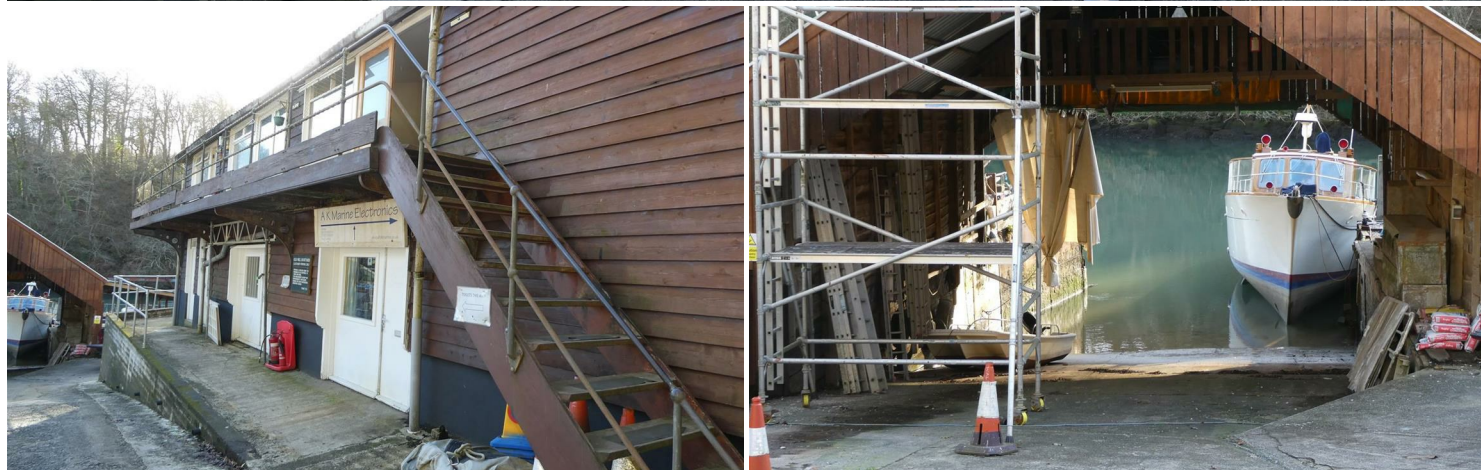
A unique opportunity to purchase a creekside property with potential further residential consent (subject to necessary permissions).

- Overall site area of about 0.28 of an acre
- Open hard standing for winter storage
- Freehold
- Established residential use within large commercial building
- Covered quay and foreshore (operational two hours either side of high water)
- EPC E / Council Tax N/A

Offers In Excess Of £425,000

SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.



DESCRIPTION

Subject to planning consent this is a unique opportunity currently used as part storage and also including a single residential unit. The property includes covered slip way, good size hard standing and a well maintained existing main building. Arranged over two floors and having a footprint of approximately 230 metres (gross internal). The ground floor is occupied by four commercial tenants on short leases, further particulars please refer to the agents. The first floor is arranged in a number of spaces to include a studio flat of about 38 square metres which is currently occupied. Timber framed with a concrete floor, profiled sheet roof. The building has good mezzanine storage and is approximately 98 square metres. There is hard standing of about 170 square metres fronting the water and also having a covered area providing limited storage (25 metres squared). An adjoining lean to has an area of about 35 metres.

TENURE

Freehold.

SERVICES

Mains electricity and water. Private drainage (septic tank).

LOCAL AUTHORITY

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

VIEWING

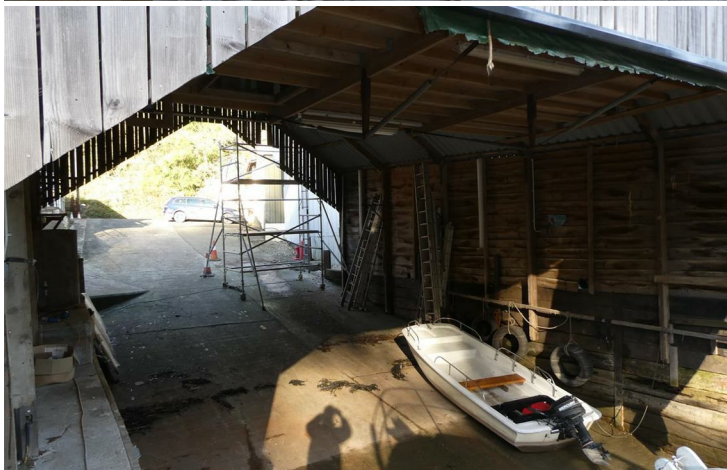
On the grounds of Health and Safety, viewing are strictly by prior appointment with Stags Commercial on 01803 865116 or Stags Dartmouth on 01803 835336.

DIRECTIONS

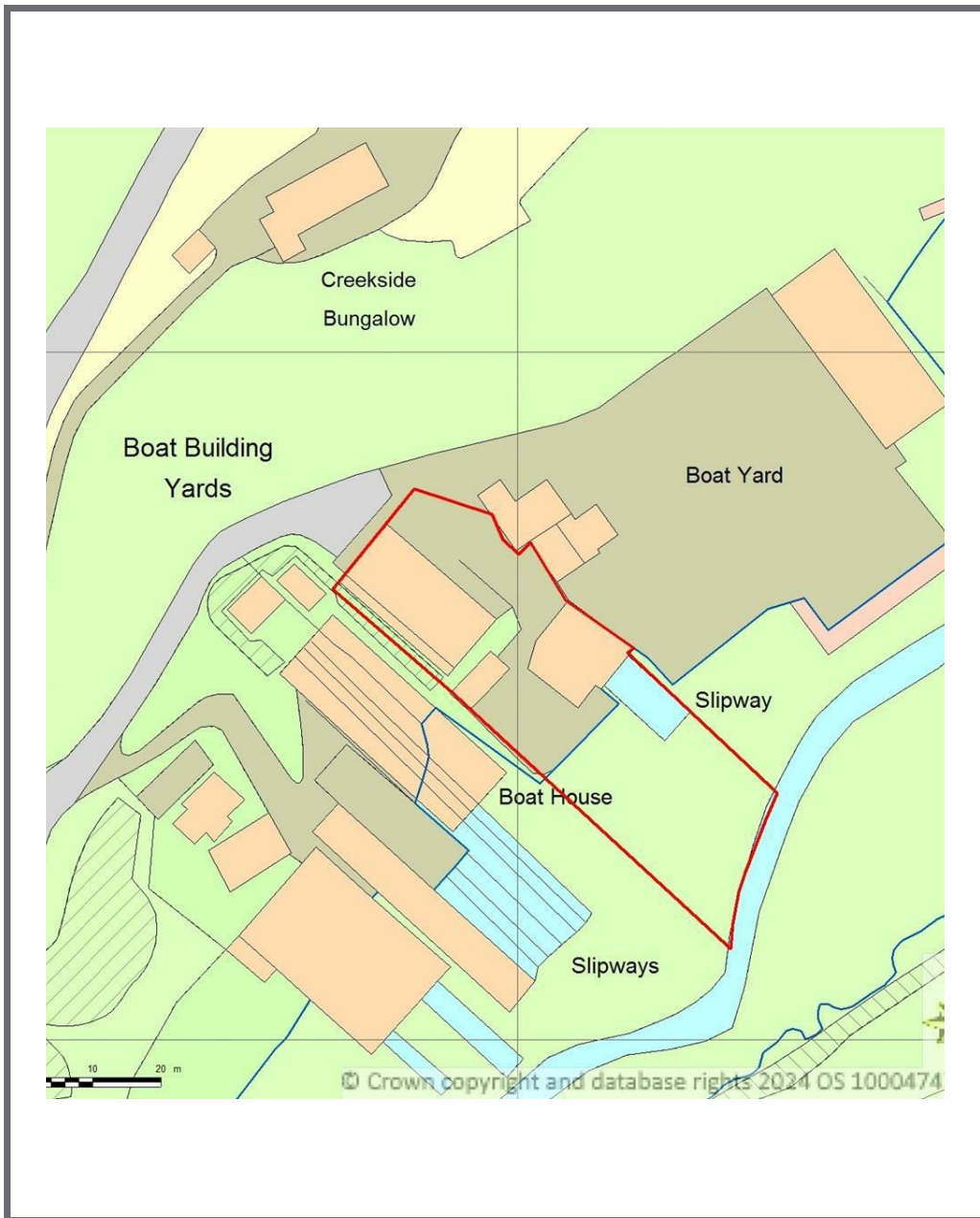
From Stags Dartmouth office turn right towards the Quay, then left onto Mayor's Avenue, follow the road which becomes College Way, after half a mile turn right onto Townstal Crescent, then right into Archway Drive, left onto Mill Crescent and continue down Old Mill Lane, after half a mile follow the sharp right hand bend at the bottom of the hill, go over the bridge and bear right. Creekside will be found a short way up the hill on the right hand side

METHOD OF SALE

The property is to be sold by informal tender, closing date 28th June 2024 at 12 noon.



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		42	46
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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