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Candles



7 FORD STREET, MORETONHAMPSTEAD



# 7 FORD STREET

MORETONHAMPSTEAD TQ13 8LN

A freehold town centre property occupying a visible frontage position on Ford Street within Moretonhampstead.

The property comprises a ground floor retail unit with direct frontage to the street, together with separately accessed residential accommodation arranged above.

The ground floor premises are offered to the market for continued retail use or other appropriate main town centre use, subject to any necessary consents. The upper floors comprise existing residential accommodation accessed independently from the side passageway.

The property is Grade II listed and situated within the Moretonhampstead Conservation Area.

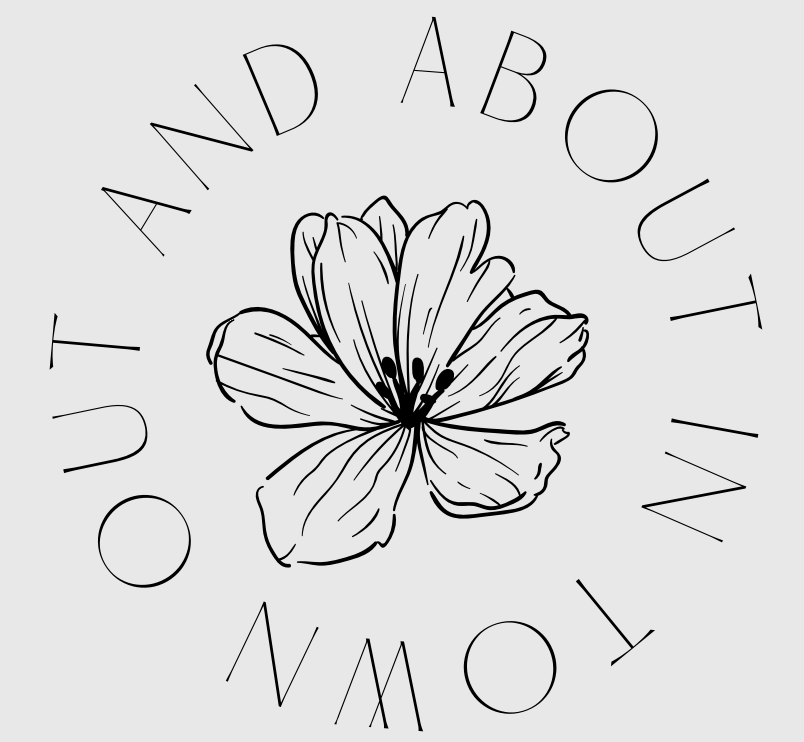
Guide Price £145,000



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

01364 652652  
HELLO@SAWDYEANDHARRIS.CO.UK

# MORETONHAMPSTEAD



The premises are located in Ford Street, occupying a visible frontage position within the town centre and close to the busy retail area. Moretonhampstead is an ancient market town situated on the edge of Dartmoor in the heart of the Dartmoor National Park. It sits in the shelter of hills on three sides and the beautiful Wray valley on the fourth.

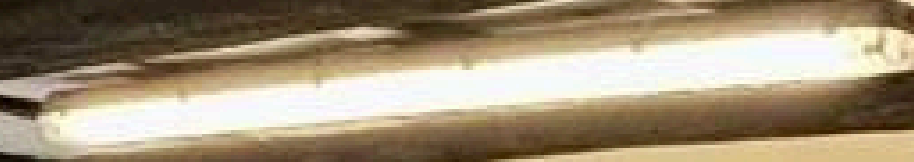
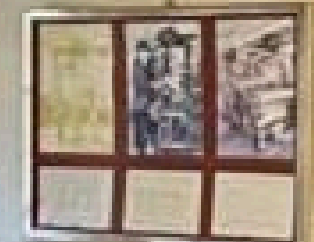
The town is about 15 miles from Exeter and Newton Abbot, with Okehampton, Princetown and Bovey Tracey within easy reach. Transport links are good with the A30 dual carriageway offering easy access to Exeter and the M5 Motorway in one direction, and Okehampton and Cornwall in the other.

The A38 is also a short drive which links to Plymouth and the South Cornish Coast.





TO LET





## ACCOMMODATION

### GROUND FLOOR

Retail sales area  
Ancillary circulation space  
WC

### UPPER FLOOR

Separately accessed residential accommodation above

### FLOOR AREAS

Ground Floor retail premises extending to approximately 41.2 sq m (444 sq ft).

First floor residential accommodation extending to approximately 58.4 sq m (628.2 sq ft).

Total approximate internal floor area 99.6 sq m (1,072 sq ft).

All measurements are approximate and provided for guidance only.

The property is a Grade II listed building arranged over ground and upper floors.

At ground floor level, the property provides a self-contained retail unit with frontage onto Ford Street. The accommodation includes the principal sales area together with ancillary circulation space and WC facilities.

The upper part of the building provides existing residential accommodation, accessed separately from the side passageway. This element is not the focus of the present marketing and is included here for factual completeness only.

The property is offered for sale freehold with vacant possession.

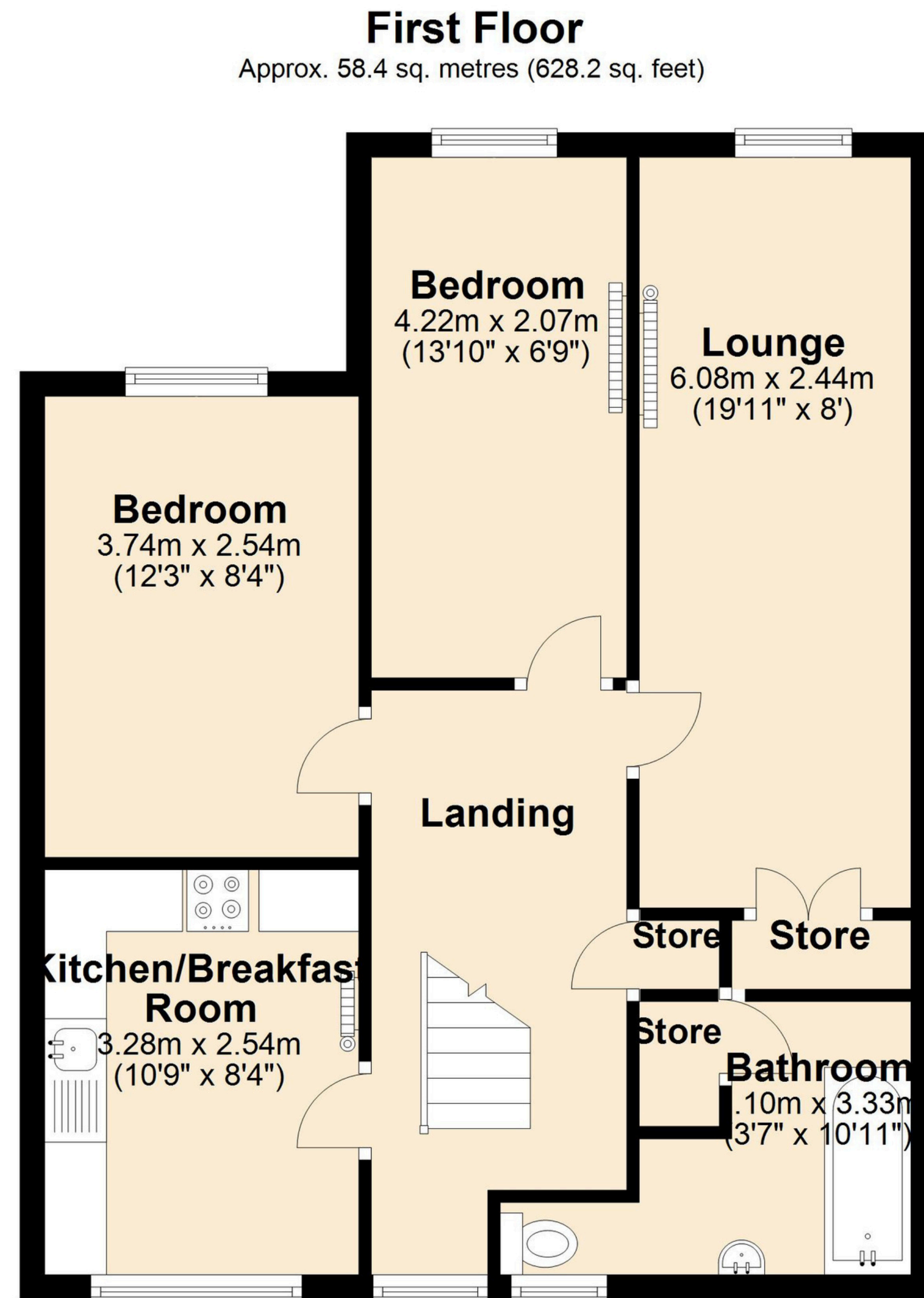
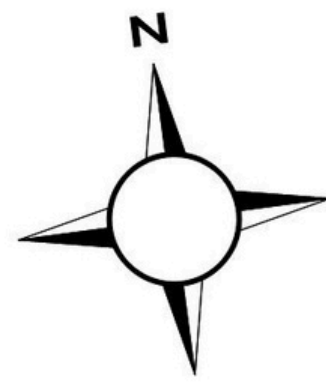
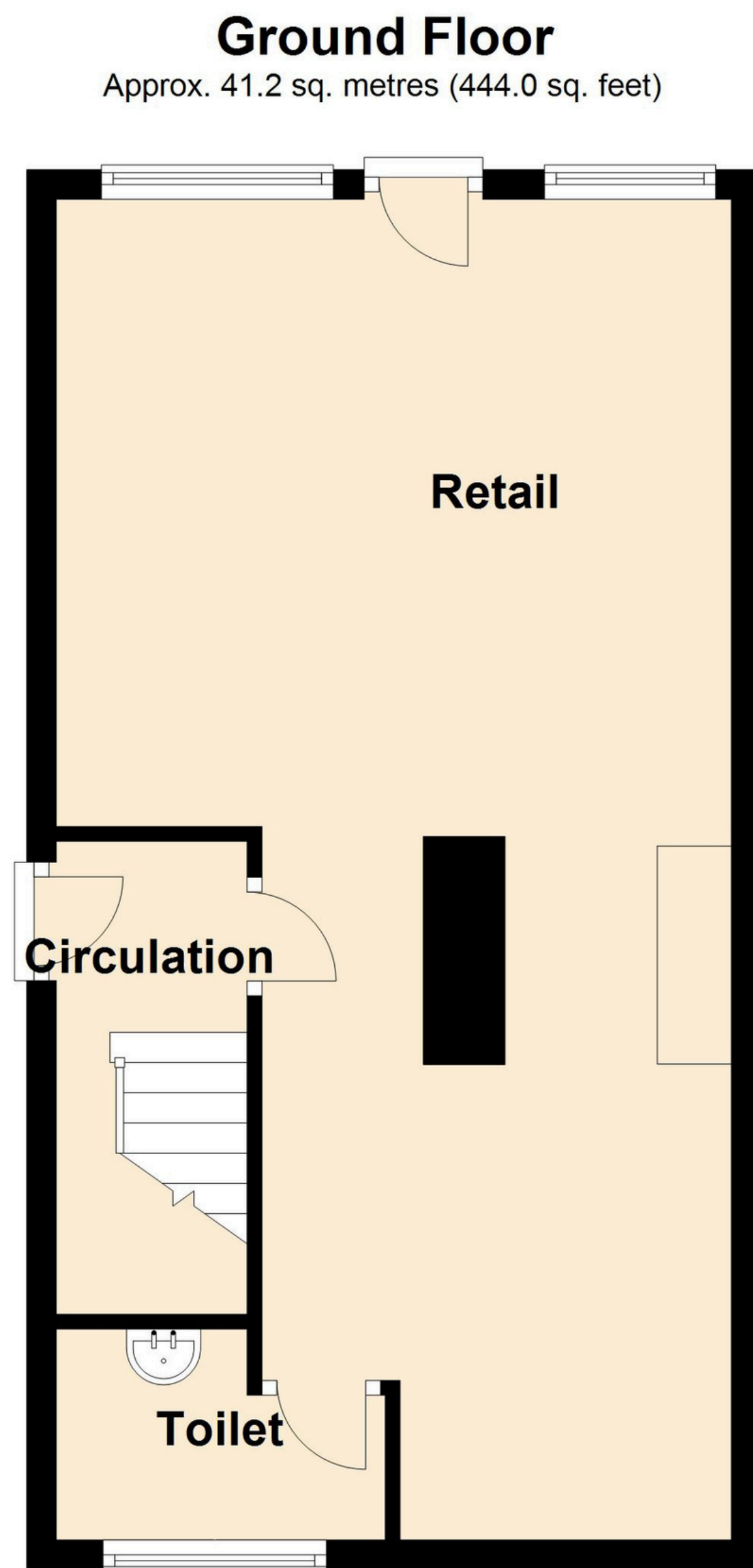












Total area: approx. 99.6 sq. metres (1072.2 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings as floor plans and aerial images are not to scale and for illustrative purposes only, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

# Key Facts for Buyers

## TENURE

Freehold with vacant possession. Please note the property is Grade II Listed and sits within the town's Conservation Area. There is no parking with the property.

More information on the Listing Entry can be viewed here -

[Historic England Listing Entry for 7 Ford Street](#)

**COUNCIL TAX** - Band A

## BUSINESS RATES

Description - Shop & Premises

Rateable Value - £2950 - Effective 1st April 2026.

Small business rates relief may be available on the retail area.

## EPC Rating C

## SERVICES

The property has electric, water and drainage connected.

## BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

## MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

## MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

### Property Report - Key Facts for Buyers

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

# Additional information for Buyers

## AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services, we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.



## THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- \* All information should be verified by the buyer's solicitor as part of the conveyancing process.
- \* Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- \* Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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MORETONHAMPSTEAD • DARTMOOR



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TO BOOK  
A  
VIEWING

To view simply call: 01364 652652  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

