



The Old Stores

Riverside , Shaldon, Teignmouth TQ14 0DJ

RENDELLS

The Old Stores

Riverside , Shaldon, Teignmouth TQ14 0DJ **Guide Price of £175,000**

For Sale by Online Auction ending Monday 5th October at 17:00hrs

A rare and exceptional opportunity to acquire The Old Stores at Shaldon, a unique single-storey building occupying an enviable waterside position. Currently used as a boat store and garage, the property offers versatile accommodation together with the considerable benefit of a shower room, WC and kitchenette.

The building is accessed via a large electric up-and-over door, together with a separate pedestrian entrance. A large picture window and separate double-glazed doors provide an abundance of natural light and, most importantly, spectacular views across the Teign Estuary.

The position provides an exceptional opportunity for those seeking direct access to the water, with the ability to moor alongside the building and, at high tide, step directly from a boat into the property. This unique combination of secure storage, useful facilities and immediate waterside access makes The Old Stores a particularly rare proposition in this highly sought-after coastal location.

- **Idyllic Location**
- **Store and Amenity Use**
- **Mains Water, Electricity & Foul**
- **Online Auction ending Monday 5th October at 17:00hrs**

Situated at the end of this residential development along Riverside Road, the freehold property presents an exciting and highly unusual opportunity to create a single-storey residential dwelling, subject to the necessary planning consents. In its current form, the property provides a unique boat and vehicle store, together with facilities offering immediate access to the estuary, nearby beaches and the wider coastal surroundings.

The property offers considerable versatility and scope for a range of uses, making it ideally suited as a coastal bolt-hole, waterside store, workspace, leisure base or secure accommodation for boating and watersports equipment. Occupying an enviable position on one of Shaldon's most picturesque and sought-after waterfront locations, the property provides a rare opportunity to acquire a uniquely positioned coastal retreat.

Whether intended as a future residential project, a riverside sanctuary, a base for paddleboarding and boating, a convenient retreat for beach days, or an investment opportunity, properties in such an exceptional waterside position rarely become available.



Tenure
Freehold.

Council Tax
Not applicable.

Services:

Metered mains water & electricity connection serves the property with a mains foul connection, gas is in the road.

Local Authority

Teignbridge District Council, Forde House, Brunel road, Newton Abbot TQ12 4XX

Land Registry

DN214437

Viewing:

Strictly by telephone appointment through Rendells Estate Agents
Tel: 01626 353881

What3Words:

///each.barman.garlic

Drone Video: <https://youtu.be/Y6FbmCqKlpU>

Method of Sale

The property will be offered for sale by **Online Traditional Auction** (unless sold prior.) The auction end date is Monday 5th October 2026 at 5pm (18.00 hours). www.rendells.co.uk/pages/online-property-auction

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

Proving of Identity

It is a requirement of all bidders to register via the online sales site and complete the ID checks. There is no charge for registration. Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction.

Buyers Fee & Costs

The successful purchaser(s) will be liable to pay the buyers fees of £4800.00 inc VAT & the Buyer shall pay the costs of £504.71 being the contribution to the searches.



Deposit Payment

The Seller and Buyer agree that the winning Bidder will transfer the 10% deposit by 12pm the next working day of the end of this online auction to the Buyers solicitor.

Legal Pack

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

Solicitor Acting

Margot Fisher of Ashley Wilson Solicitors, Winchester Stables, 18 Winchester Walk, London Bridge, London SE1 9AG
Tel: 07423 459732 Email: mfisher@ashleywilson.co.uk

Completion Date

The completion date will be as dictated by the solicitor and included in the legal pack, shown as 20 working days after the auction.

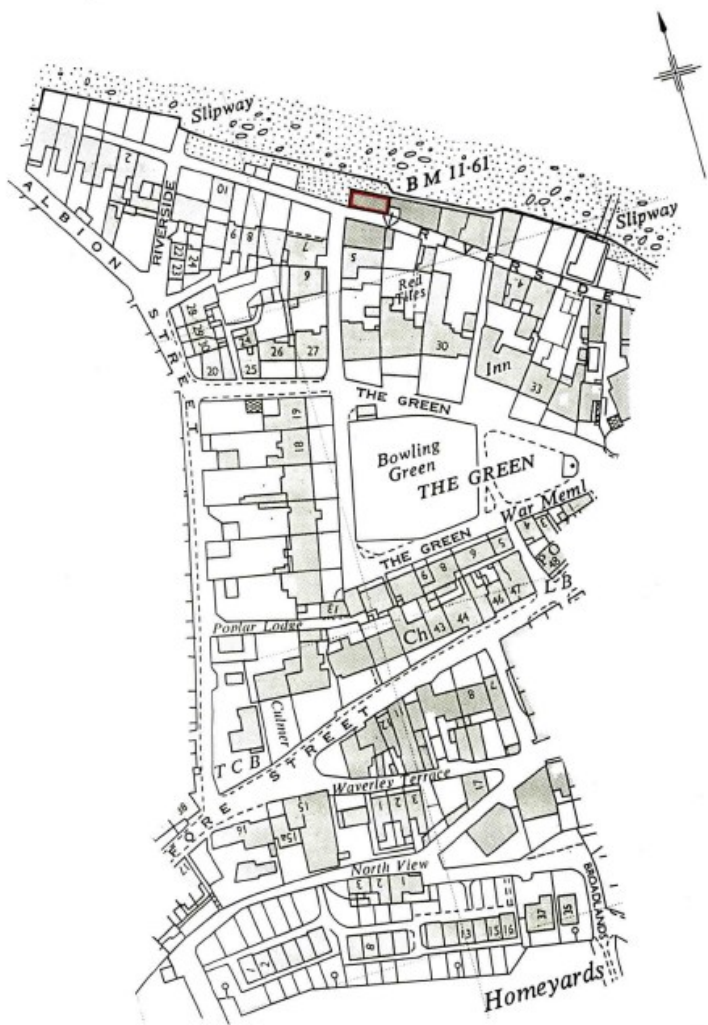
Special Conditions of Sale

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





H.M. LAND REGISTRY		TITLE NUMBER DN214437	
ORDNANCE SURVEY PLAN REFERENCE	SX 9372	SECTION F	Scale 1/1250 Enlarged from 1/2500
COUNTY DEVON	DISTRICT TEIGNBRIDGE	© Crown copyright 1976	



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.