Meldon Garage, Tavistock Road, Okehampton, Devon, EX20 4LR

D. R. Kivell
COUNTRY PROPERTY

A30 0.5 mile Okehampton 2 miles Tavistock 14 Miles
Launceston 16 miles Exeter 30 miles

Well-located commercial garage and workshop extending to approximately 2,299 square feet. 0.72 acres site conveniently located ½ mile from the A30, close to Okehampton. Large tarmacadam forecourt providing ample parking. Planning consent for an extension to the workshop. Potential for a range of alternative uses or development.



Conveniently located just 0.5 mile from the A30, Meldon garage benefits from excellent road connections approximately 2 miles from Okehampton town centre providing excellent connections to Exeter. Launceston 16 miles east, Tavistock southwest and Exeter is 30 miles to the east, are all in easy reach and provide further amenities.

Meldon Garage presents an excellent opportunity to acquire a well-located commercial garage and workshop occupying an approximate 0.72 acres site on the edge of Okehampton. The site has most recently operated as a commercial mechanics' garage and offers scope for a variety of commercial uses or potential redevelopment, subject to the necessary planning consents.

The garage building provides 213.6m2 (2,299sq ft) of workspace and comprises a single story steel portal frame workshop with blockwork extensions, and a tamacadam forecourt to the front. Metal gates to either side provide access to a stone surfaced yard at the rear providing ample off-road parking.



Reception and Counter Area 4.96m x 2.88m (16'3 x 9'5); Double glazed door to side. Built-in reception counter with desk behind. Office 3.33m x 2.02m (10'11 x 6'7); opening to Parts Store 2.89m x 3.61m (9'5 x 11'10); tiled floor, loft access hatch. Parts store 5.84m x 2.22m (19'1 x 7'3); Kitchen/Parts Store 4.26m x 2.15m (13'11 x 7'); Two Velux windows, worksurface with sink. Cloakroom 2.33m x 2.13m (7'7 x 6'11); tiled floor, w.c and wash basin. Main Workshop 12.04m x 11.21m (39'6 x 26'9); Steel portal frame in three bays, concrete floor. Roller shutter doors to the front and side. Window and pedestrian door to the rear. Insulation to underside of roof. Lean-to workshop/parts store 7.44m x 2.56m (24'4 x 8'4) insulated roof.

Planning Consent
Reference 0548/25/FUL & 2268/25/VAR
Extend existing garage / workshop

Services & Information
Water – Mains (via a sub meter)
Drainage – Shared Septic Tank. The buyer is required to install a separate septic tank
Electricity – Mains
Mobile Availability - checker.ofcom.org.uk
Telephone & Broadband – Openreach Connection checker.ofcom.org.uk
Rateable Value - £10,250
EPC – D89
Construction – Steel portal frame & block extensions
Commercial Class - B2 General Industrial

Local Authority
West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ
01822 813600.

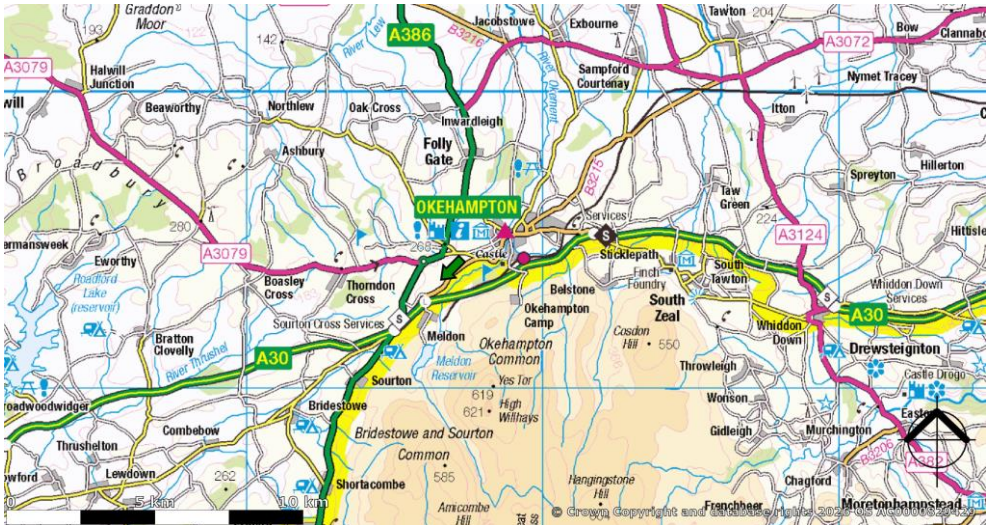
Tenure
The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements
All viewings are to be accompanied and are strictly by appointment only with
D. R. Kivell Country Property 01822 810810.

Directions
From Launceston take the A30 towards Exeter. After 16 miles take the slip road B3260 to Okehampton/Meldon. Continue for approximately ½ a mile, Meldon Garage will be found on the left.

From the M5 at Exeter take the A30 towards Okehampton. After 26 miles take the slip road sign post A386 to Holsworthy. Proceed for 0.4 mile before rejoining the A30 to Exeter. After 1 mile take the slip road to Meldon on the B3260. Continue for approximately ½ a mile, Meldon Garage will be found on the left.

What3Words
///coasting.shimmered.dives







Agent's Notes
None of the services have been tested by the selling agent. Any maps used on the details are to assist identification of the land only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All figures, measurements, land plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the land but do not constitute any part of any offer or contract. The land is sold subject to and with the benefit of all outgoings, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

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