
WELLINGTON & PARTNERS

COMMERCIAL & INVESTMENT PROPERTY

FOR SALE · FREEHOLD INVESTMENT · NORTH DEVON

7 & 8 Taw Vale

BARNSTAPLE · NORTH DEVON · EX32 8NJ

Nine

APARTMENTS

6,180

SQ FT

£89,820

PASSING RENT

5.99%

GROSS YIELD

£1,500,000

OPEN TO OFFERS

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Two Grade II listed townhouses, nine apartments, one lot

7 and 8 Taw Vale are a pair of adjoining Georgian-fronted townhouses on the riverside terrace at the heart of old Barnstaple, looking directly over the River Taw to Barnstaple Long Bridge. Behind the original elevations they have been comprehensively refurbished and now produce £89,820 a year from nine self-contained apartments.

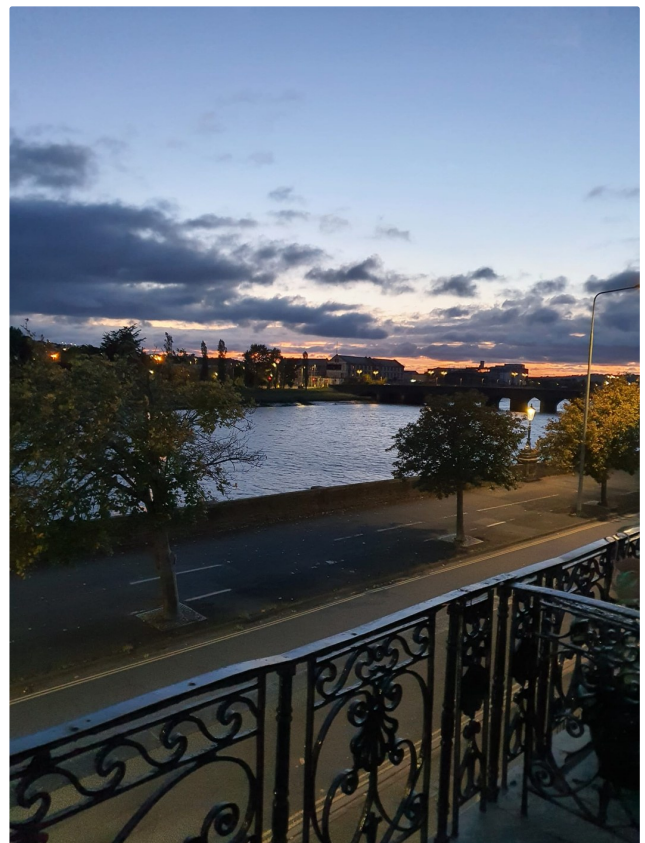
The buildings date from around 1840 and are Grade II listed as part of the 3–11 Taw Vale Parade terrace. Both were bought in early 2023 and taken back to shell where necessary. Every apartment has been re-plastered, re-lit, re-floored and fitted with a new kitchen and a new bathroom to a single, consistent specification. Plumbing has been renewed, windows and doors replaced or restored — including custom-made sash windows to the listed front elevation — and the communal halls and staircases carpeted throughout both houses. The flat roof has been replaced.

All nine apartments are let. The schedule runs to £7,485 per calendar month, or £89,820 per annum, against a Market Rent of £95,940 assessed in an independent valuation — leaving genuine reversion inside the existing tenancies rather than in the pricing.

The property is offered as a single freehold lot at **£1,500,000**, open to offers. We are advised that separate titles are in place for each of the nine apartments, so a buyer may hold the block whole, refinance unit by unit, or break it up over time.



The extent of the property, outlined in red — Nos. 7 and 8 within the Taw Vale Parade terrace, together with the walled forecourt and parking to the front of No. 7.



Evening from the balcony of No. 8, Apartment 3, looking upriver to Barnstaple Long Bridge.

The essentials

£1,500,000 GUIDE PRICE · OPEN TO OFFERS	5.99% GROSS YIELD ON PASSING RENT	£89,820 PASSING RENT PER ANNUM	£243 PER SQ FT (6,180 SQ FT)
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PROPERTY

Address	7 & 8 Taw Vale, Barnstaple, North Devon EX32 8NJ
Type	Two adjoining mid-terrace townhouses, converted to nine self-contained apartments
Age	Circa 1840. Masonry construction, painted rendered elevations, pitched slate roof
Listing	Grade II, as part of the 3–11 Taw Vale Parade terrace
Storeys	Three storeys throughout, with a lower ground floor within No. 8
Floor area	5,575 sq ft of apartment area; 6,180 sq ft (574.16 sq m) including communal areas
Site area	0.107 acres (0.043 hectares)
Parking	Two spaces to the front of No. 7
Outside space	Walled courtyards to No. 7 Apt 1 and No. 8 Apt 2; balconies to No. 7 Apt 2 and No. 8 Apt 3
Council tax	Band A. Three apartments were not separately listed by the VOA and are assumed Band A
Services	Mains services connected. Heating by wall-mounted electric radiators
EPC	4 rated D, 5 rated E — all nine lettable; every certificate shows a potential of C or better

INVESTMENT

Tenure	Freehold. Titles DN357049 (No. 7) and DN215154 (No. 8). Separate titles are in place for each apartment
Occupancy	Nine of nine let — 100% occupied
Passing rent	£7,485 pcm · £89,820 per annum
Market rent	£95,940 per annum (independent RICS valuation, November 2023)
Reversion	£6,120 per annum, or +6.8%, on reletting to Market Rent
Red Book value	£1,540,000 as a single lot (independent RICS valuation, 15 November 2023)
Sum of the parts	£1,710,000 (valuation) · £1,744,900 (local agent appraisal)
Reinstatement	£1,410,000 (valuation)
Guide price	£1,500,000 , open to offers
Viewings	Strictly by appointment through Wellington & Partners

Priced beneath the sum of its parts

Two independent opinions were obtained on this property in November 2023 – a RICS Red Book valuation, and a marketing appraisal by a local estate agent. Both priced the nine apartments individually. Neither figure is a Wellington & Partners estimate.

UNIT	FLOOR	BEDS	SQ FT	RENT PCM	MARKET RENT	LOCAL AGENT	VALUATION
No. 7 Apt 1	Ground Floor	1	746	£900	£900	£199,950	£175,000
No. 7 Apt 2	First Floor	2	962	£1,100	£1,100	£325,000	£295,000
No. 7 Apt 3	Second Floor	1	474	£800	£825	£165,000	£165,000
No. 7 Apt 4	Third Floor	1	337	£725	£775	£145,000	£150,000
No. 8 Apt 1	Ground Floor	1	476	£800	£800	£185,000	£165,000
No. 8 Apt 2	Ground & lower ground	2	1,155	£800	£1,025	£199,950	£245,000
No. 8 Apt 3	First Floor	1	511	£800	£900	£215,000	£180,000
No. 8 Apt 4	Second Floor	1	506	£800	£820	£165,000	£170,000
No. 8 Apt 5	Third Floor	1	409	£760	£850	£145,000	£165,000
Nine apartments			5,575	£7,485	£7,995	£1,744,900	£1,710,000

PRICING

Local agent – sum of nine units	£1,744,900
Valuation – sum of nine units	£1,710,000
Valuation – as a single lot	£1,540,000
Guide price, open to offers	£1,500,000
Discount to agent aggregate	£244,900 (14.0%)
Discount to valuation aggregate	£210,000 (12.3%)
Discount to Red Book value	£40,000 (2.6%)

INCOME

Passing rent	£89,820 pa
Gross yield at the guide price	5.99%
Market Rent (valuation)	£95,940 pa
Gross yield on Market Rent	6.40%
Reversion available	£6,120 pa
Capital value per sq ft	£243
Vacancy	Nil – all nine let

Nine of nine let

UNIT	TENANCY	RENT PCM	TENANCY START	PAYMENT DATE	STATUS
No. 7 Apt 1	AST · joint, 2 tenants	£900	05.07.2026	5th	Let
No. 7 Apt 2	AST · joint, 3 tenants	£1,100	22.07.2026	22nd	Let — new contract to come
No. 7 Apt 3	AST · sole tenant	£800	27.06.2026	27th	Let — renewed, periodic
No. 7 Apt 4	AST · sole tenant	£725	27.06.2026	13th	Let
No. 8 Apt 1	AST · joint, 2 tenants	£800	06.07.2026	6th	Let — renewed, periodic
No. 8 Apt 2	AST · joint, 2 tenants	£800	15.07.2026	15th	Let
No. 8 Apt 3	AST · sole tenant	£800	27.06.2026	27th	Let — renewed, periodic
No. 8 Apt 4	AST · sole tenant	£800	15.07.2026	16th	Let — renewed, periodic
No. 8 Apt 5	AST · sole tenant	£760	24.08.2026	24th	Let — new contract to come
Total — nine apartments		£7,485	£89,820 per annum		

NOTES ON THE TENANCIES

All nine apartments are let on assured shorthold tenancies. Four are renewed periodic contracts with tenants already in occupation; two are new contracts to follow. The buildings have let steadily since the refurbishment completed.

The valuation recorded tenant demand in Barnstaple as *increasing* at the date of the report, and RICS survey data for the period showed a net balance of +53% of contributors expecting rental values to rise. One-bedroom apartments within half a mile were letting at £630–£750 pcm and two-bedroom apartments at £1,000–£1,175 pcm.

Tenant identities are withheld from these particulars. Copies of the tenancy agreements and the rent schedule are available to a seriously interested party on request.

WHERE THE REVERSION SITS

Six of the nine apartments are let below the Market Rent assessed in the valuation, so the reversion is inside the existing tenancies rather than in the pricing.

The clearest example is **No. 8 Apartment 2**. At 1,155 sq ft it is the largest unit on the site — two bedrooms, two bathrooms, a further WC, a private courtyard and two separate entrances — and it is presently let at £800 pcm against the £1,025 pcm assessed by the valuer. **No. 8 Apartment 3**, the balcony flat, is let at £800 pcm against £900 pcm.

Reletting all six to the assessed Market Rent would lift the schedule from £89,820 to £95,940 per annum — an uplift of £6,120, or 6.8%, and a gross yield of 6.40% on the guide price.

Refurbished throughout, sympathetically done

The local agent, inspecting for the vendor in November 2023, put it plainly: the works “have been sympathetically undertaken to combine 21st Century refinements, whilst not compromising the integrity of the original period buildings and features.”

The valuer, inspecting a fortnight later for a lender, found the property in good condition for its age and use, and noted that all nine apartments had been fitted out to the same standard – the same kitchens and the same bathrooms throughout, with plastered and painted walls and ceilings, drop lighting, and carpet and vinyl floor coverings. The communal areas were carpeted in one colour across both houses to complement the apartment schemes.

THE SPECIFICATION, IN COMMON

- ◆ New kitchens throughout, with sink, oven and hob – extractors to the No. 8 apartments
- ◆ New bathroom and shower suites with designer wall and floor tiling
- ◆ Plumbing renewed, with moisture boarding to bathrooms
- ◆ Walls stripped, replastered or plaster-boarded, and fully redecorated
- ◆ New flooring to kitchens and new carpets throughout
- ◆ New lighting throughout every apartment
- ◆ Custom-made blinds to each apartment
- ◆ Windows and doors replaced or renewed, including custom-made sash windows to the listed front elevation
- ◆ Communal halls and staircases carpeted throughout both houses
- ◆ Flat roof covering replaced



The front elevation, following external redecoration – original sash windows, arched ground-floor openings and the wrought-iron balcony that runs the length of the terrace.



The outlook from No. 7, Apartment 2 – the River Taw, the tree-lined vale and Barnstaple Long Bridge beyond.

FOUR APARTMENTS · GROUND TO THIRD FLOOR

No. 7 Taw Vale

One apartment to each floor — three one-bedroom and, on the first floor, the finest two-bedroom apartment in either house. A walled courtyard to the ground floor, a river-facing balcony to the first, and two parking spaces to the front.

4

APARTMENTS

2,518 sq ft

APARTMENT AREA

£3,525 pcm

PASSING RENT

2 spaces

PARKING

Ground Floor

One bedroom · private courtyard · river-facing lounge

£900

PER CALENDAR MONTH

A generous ground-floor apartment with the high ceilings and deep sash windows of the original house. The lounge runs across the front elevation facing the river, with a large new kitchen/diner behind it, a double bedroom and a new shower room. A walled courtyard gives private outdoor space – a rarity at this end of Taw Vale.

WORKS COMPLETED

- ◆ New kitchen fitted with sink, oven and hob
- ◆ New shower room with designer wall and floor tiling
- ◆ New plumbing and moisture-boarding throughout the bathroom
- ◆ Bedroom and hallway replastered; new flooring and carpets
- ◆ New rear window, front door and back door
- ◆ New lighting, vertical blinds and full redecoration



LOUNGE



KITCHEN / DINER



SHOWER ROOM

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

CURRENT **D (64)**

POTENTIAL **C (69)**

VALID **16 November 2033**
UNTIL

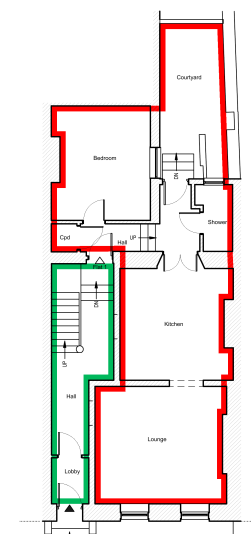
Lettable under the current MEES minimum of band E.

SPECIFICATION

Floor	Ground Floor
Bedrooms	1
Bathrooms	1 shower room
Floor area	746 sq ft · 69.3 sq m
Council tax	Band A
Tenure	Freehold

INCOME & VALUE

Passing rent	£900 pcm
Market rent	£900 pcm
Let from	05.07.2026
Tenancy	AST · joint, 2 tenants
Local agent	£199,950
Valuation	£175,000



Apartment 1 shown outlined in red; communal areas in green. Not to scale.

First Floor

Two bedrooms · balcony over the River Taw · the principal apartment

£1,100

PER CALENDAR MONTH

The best apartment in either building. Arranged over a split level, it offers two reception rooms, two bedrooms, a new kitchen and a new bathroom. The lounge opens onto the full-width wrought-iron balcony that gives the terrace its character, looking straight out over the water to Barnstaple Long Bridge.

WORKS COMPLETED

- ◆ New kitchen fitted with sink, oven and hob
- ◆ New bathroom suite with designer wall and floor tiling
- ◆ Renewed plumbing and moisture-boarding throughout
- ◆ Old wallpaper removed; plastered and plaster-boarded throughout
- ◆ New rear windows, front door and internal doors; new water tank
- ◆ New custom-made blinds, new lighting and full redecoration



LOUNGE



KITCHEN



HALLWAY

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

CURRENT **E (41)**

POTENTIAL **C (74)**

VALID **16 November 2033**
UNTIL

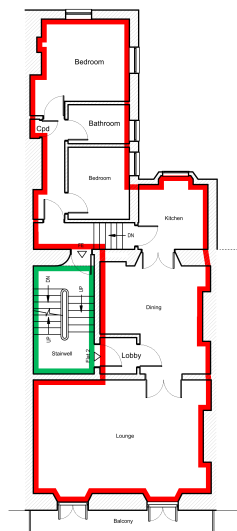
Lettable under the current MEES minimum of band E.

SPECIFICATION

Floor	First Floor
Bedrooms	2
Bathrooms	1 bathroom
Floor area	962 sq ft · 89.4 sq m
Council tax	Band A
Tenure	Freehold

INCOME & VALUE

Passing rent	£1,100 pcm
Market rent	£1,100 pcm
Let from	22.07.2026
Tenancy	AST · joint, 3 tenants
Local agent	£325,000
Valuation	£295,000



Apartment 2 shown outlined in red; communal areas in green. Not to scale.

Second Floor

One bedroom · river views from both front windows

£800

PER CALENDAR MONTH

An open-plan kitchen and living room, double bedroom and shower room, taken back to the brick and rebuilt. Both front windows look over the river; new sash windows were made to order to match the originals as part of the refurbishment.

WORKS COMPLETED

- ◆ New kitchen fitted with sink, oven and hob
- ◆ New bathroom suite with designer wall and floor tiling
- ◆ Custom-made sash windows made for both front windows
- ◆ Renewed plumbing and moisture-boarding throughout
- ◆ Bedroom and hallway replastered; new flooring and carpets
- ◆ New custom-made blinds, new lighting and full redecoration



LIVING ROOM



KITCHEN WITH RIVER
OUTLOOK



BEDROOM

SPECIFICATION

Floor	Second Floor
Bedrooms	1
Bathrooms	1 shower room
Floor area	474 sq ft · 44.0 sq m
Council tax	Band A
Tenure	Freehold

INCOME & VALUE

Passing rent	£800 pcm
Market rent	£825 pcm
Let from	27.06.2026
Tenancy	AST · sole tenant
Local agent	£165,000
Valuation	£165,000

ENERGY PERFORMANCE

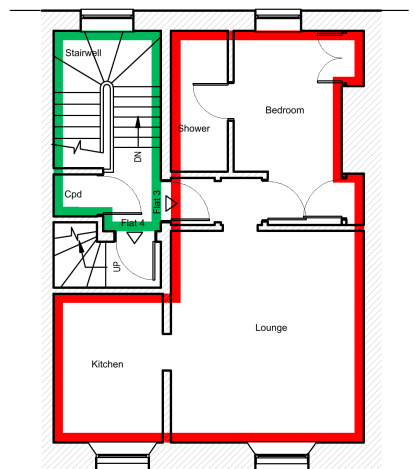
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

CURRENT **D (55)**

POTENTIAL **B (83)**

VALID **16 November 2023**
UNTIL

Lettable under the current MEES
minimum of band E.



Apartment 3 shown outlined in red;
communal areas in green. Not to scale.

Third Floor

One bedroom · top floor · western light

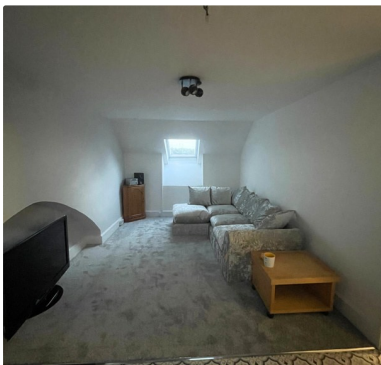
£725

PER CALENDAR MONTH

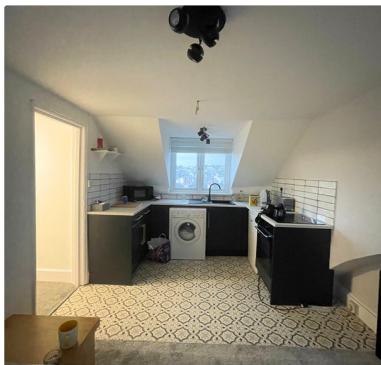
A compact and well-planned top-floor apartment with a new kitchen and shower room. The living area takes the afternoon and evening light across the estuary. Head height is restricted under the eaves in parts, which is reflected in both the measured area and the price.

WORKS COMPLETED

- ◆ New kitchen fitted with sink, oven and hob
- ◆ New bathroom suite with designer wall and floor tiling
- ◆ New bathroom and kitchen windows; new front door and internal doors
- ◆ Renewed plumbing in the bathroom
- ◆ Old wallpaper removed; plastered and plaster-boarded throughout
- ◆ New custom-made blinds, new lighting and full redecoration



LIVING AREA



KITCHEN

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	71 C
21-38	F		
1-20	G		

CURRENT **E (49)**

POTENTIAL **C (71)**

VALID UNTIL **20 March 2034**

Lettable under the current MEES minimum of band E.

SPECIFICATION

Floor Third Floor

Bedrooms 1

Bathrooms 1 shower room

Floor area 337 sq ft · 31.3 sq m

Council tax Band A

Tenure Freehold

INCOME & VALUE

Passing rent £725 pcm

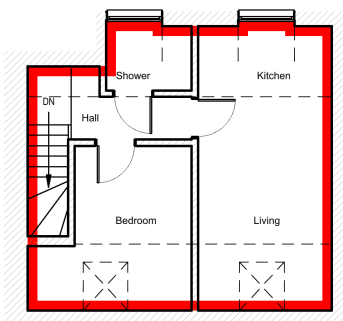
Market rent £775 pcm

Let from 27.06.2026

Tenancy AST · sole tenant

Local agent £145,000

Valuation £150,000



Apartment 4 shown outlined in red; communal areas in green. Not to scale.

A photograph of a three-story terraced building. The top two floors are light-colored with white window frames. The ground floor has arched windows and is darker. A balcony with a decorative iron railing runs across the first floor. A vertical pipe runs down the side of the building.

FIVE APARTMENTS · LOWER GROUND TO THIRD FLOOR

No. 8 Taw Vale

Five apartments, including the largest on the site — a two-bedroom, two-bathroom duplex over the ground and lower ground floors with its own private courtyard and two separate entrances. A river-facing balcony serves the first floor.

5

APARTMENTS

3,057 sq ft

APARTMENT AREA

£3,960 pcm

PASSING RENT

1,155 sq ft

LARGEST UNIT

Ground Floor

One bedroom · high ceilings · large front windows

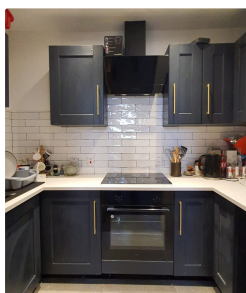
£800

PER CALENDAR MONTH

A well-proportioned ground-floor apartment. The living room sits behind the arched front windows of the original house, with generous ceiling heights, and is served by a new kitchen, a new shower room and a double bedroom.

WORKS COMPLETED

- ◆ New kitchen fitted with sink, oven and hob
- ◆ New bathroom suite with designer wall and floor tiling
- ◆ Renewed plumbing in the bathroom
- ◆ Damaged floorboards renewed and repaired where required
- ◆ Old wallpaper removed; plastered and plaster-boarded throughout
- ◆ New front door, internal doors, custom-made blinds and lighting



KITCHEN



BEDROOM



SHOWER ROOM

SPECIFICATION

Floor	Ground Floor
Bedrooms	1
Bathrooms	1 shower room
Floor area	476 sq ft · 44.3 sq m
Council tax	Band A
Tenure	Freehold

INCOME & VALUE

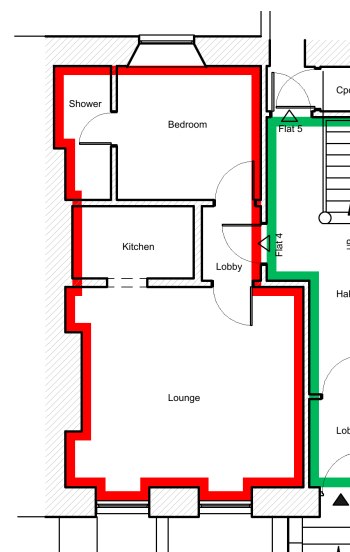
Passing rent	£800 pcm
Market rent	£800 pcm
Let from	06.07.2026
Tenancy	AST · joint, 2 tenants
Local agent	£185,000
Valuation	£165,000

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

CURRENT **E (49)**POTENTIAL **C (77)**VALID **16 November 2023**
UNTIL

Lettable under the current MEES minimum of band E.



Apartment 1 shown outlined in red; communal areas in green. Not to scale.

Ground Floor & Lower Ground

£800

Two bedrooms · two bathrooms · private courtyard · the largest apartment

PER CALENDAR MONTH

By some distance the largest apartment on the site, arranged over two levels with its own private courtyard off the kitchen. The accommodation runs to two bedrooms, two bathrooms and a further WC, with two/three reception rooms and two separate entrances – one through the building and one directly from the street. At 1,155 sq ft it is let at £800 pcm, materially below the £1,025 pcm assessed in the valuation.

WORKS COMPLETED

- ◆ New kitchen fitted with sink, oven, hob and extractor
- ◆ New bathroom suite with designer wall and floor tiling
- ◆ En-suite renovated with new flooring, basin and WC
- ◆ Second bathroom fitted with new flooring, basin, WC and bath
- ◆ Three new windows to bedroom and WC; front and internal doors renewed
- ◆ Renewed plumbing to both bathrooms; new lighting and full redecoration



RECEPTION ROOM



KITCHEN



BATHROOM

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

CURRENT **E (51)**POTENTIAL **C (71)**VALID **16 November 2033**
UNTIL

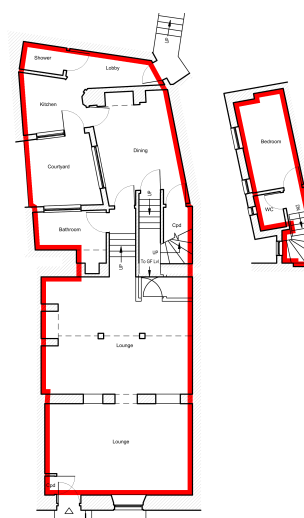
Lettable under the current MEES minimum of band E.

SPECIFICATION

Floor	Ground Floor & Lower Ground
Bedrooms	2
Bathrooms	2 bathrooms + WC
Floor area	1,155 sq ft · 107.3 sq m
Council tax	Band A
Tenure	Freehold

INCOME & VALUE

Passing rent	£800 pcm
Market rent	£1,025 pcm
Let from	15.07.2026
Tenancy	AST · joint, 2 tenants
Local agent	£199,950
Valuation	£245,000



Apartment 2 shown outlined in red; communal areas in green. Not to scale.

First Floor

One bedroom · private balcony over the river

£800

PER CALENDAR MONTH

The best of the one-bedroom apartments. A large river-facing balcony is reached from both the living room and the kitchen, and the Taw is in view from both windows. New kitchen, new bathroom and a double bedroom. The appraisal by this at £215,000 – the highest of any one-bedroom unit on the site.

WORKS COMPLETED

- ◆ New kitchen fitted with sink, oven, hob and extractor
- ◆ New bathroom suite with designer wall and floor tiling
- ◆ Renewed plumbing with full moisture boarding to the bathroom
- ◆ New window to bedroom; front and internal doors renewed
- ◆ Damaged floorboards renewed and repaired where required
- ◆ New custom-made blinds, new lighting and full redecoration



LIVING ROOM



KITCHEN AND BALCONY



BATHROOM

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

CURRENT **E (40)**POTENTIAL **C (78)**VALID **16 November 2033**
UNTIL

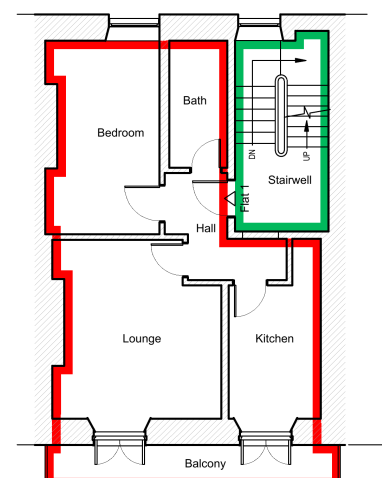
Lettable under the current MEES minimum of band E.

SPECIFICATION

Floor	First Floor
Bedrooms	1
Bathrooms	1 bathroom
Floor area	511 sq ft · 47.5 sq m
Council tax	Band A
Tenure	Freehold

INCOME & VALUE

Passing rent	£800 pcm
Market rent	£900 pcm
Let from	27.06.2026
Tenancy	AST · sole tenant
Local agent	£215,000
Valuation	£180,000



Apartment 3 shown outlined in red;
communal areas in green. Not to scale.

Second Floor

One bedroom · river views from kitchen and living room

£800

PER CALENDAR MONTH

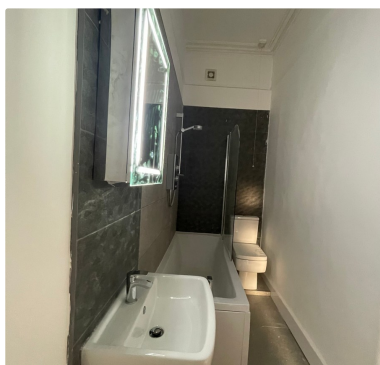
A well-balanced one-bedroom apartment on the second floor, with a new state-of-the-art kitchen and a new bathroom. Both the kitchen and the living room look out across the river.

WORKS COMPLETED

- ◆ New state-of-the-art kitchen with sink, oven, hob and extractor
- ◆ New bathroom suite with designer wall and floor tiling
- ◆ Renewed plumbing with full moisture boarding to the bathroom
- ◆ New window to bedroom; front and internal doors renewed
- ◆ Damaged floorboards renewed and repaired where required
- ◆ New custom-made blinds, new lighting and full redecoration



KITCHEN



BATHROOM

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

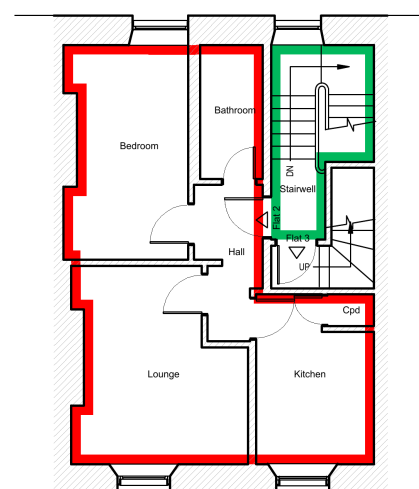
CURRENT **D (55)**POTENTIAL **B (83)**VALID **16 November 2033**
UNTILLettable under the current MEES
minimum of band E.

SPECIFICATION

Floor	Second Floor
Bedrooms	1
Bathrooms	1 bathroom
Floor area	506 sq ft · 47.0 sq m
Council tax	Band A
Tenure	Freehold

INCOME & VALUE

Passing rent	£800 pcm
Market rent	£820 pcm
Let from	15.07.2026
Tenancy	AST · sole tenant
Local agent	£165,000
Valuation	£170,000



Apartment 4 shown outlined in red;
communal areas in green. Not to scale.

Third Floor

One bedroom · top floor · workspace on the landing

£760

PER CALENDAR MONTH

A top-floor apartment with a new kitchen and shower room. The kitchen and living space work well together, and the landing gives a natural spot for a desk or home office. Head height is restricted under the eaves in parts.

WORKS COMPLETED

- ◆ New state-of-the-art kitchen with sink, oven, hob and extractor
- ◆ New bathroom suite with designer wall and floor tiling
- ◆ Renewed plumbing with full moisture boarding to the bathroom
- ◆ New window to bedroom; front and internal doors renewed
- ◆ Damaged floorboards renewed and repaired where required
- ◆ New custom-made blinds, new lighting and full redecoration



LIVING AREA



KITCHEN

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	70 C
39-54	E		
21-38	F		
1-20	G		

CURRENT **D (57)**

POTENTIAL **C (70)**

VALID UNTIL **20 March 2034**

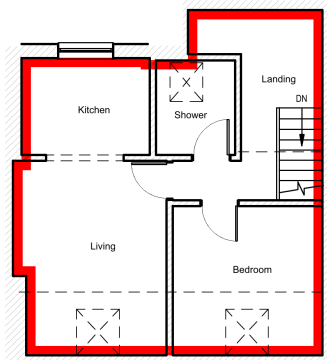
Lettable under the current MEES minimum of band E.

SPECIFICATION

Floor	Third Floor
Bedrooms	1
Bathrooms	1 shower room
Floor area	409 sq ft · 38.0 sq m
Council tax	Band A
Tenure	Freehold

INCOME & VALUE

Passing rent	£760 pcm
Market rent	£850 pcm
Let from	24.08.2026
Tenancy	AST · sole tenant
Local agent	£145,000
Valuation	£165,000



Apartment 5 shown outlined in red; communal areas in green. Not to scale.

Old Barnstaple, on the water

Taw Vale is the riverside terrace in the oldest part of Barnstaple, a two-minute walk from the town centre and looking south across the water. The Imperial Hotel, the Park Hotel, Lidl, Costa and Next are all immediate neighbours; the Pannier Market, Butchers' Row and Queen Anne's Walk are a short walk away.

THE TOWN

Barnstaple is the largest town in North Devon and its principal shopping and administrative centre — around 30,000 people in the town itself, some 46,600 including nearby settlements and roughly 120,000 within a 20km radius. It is a river-port town on the Taw, about 55 miles from Exeter and 49 from Taunton.

EMPLOYMENT AND DEMAND

North Devon District Hospital lies roughly a mile north and the Royal Marines Base at Chivenor three miles west; local and central government are among the largest employers, and nine business and industrial parks sit around the town. Tourism brings some 750,000 visitors a year. Together these underpin a steady, year-round market for one- and two-bedroom flats of exactly this kind.

REGENERATION

The Anchorwood Bank scheme upriver is delivering new homes, retail and leisure beside the Taw. On the opposite bank the former leisure centre site has consent for demolition and 180 dwellings. The A361 Link Road upgrade supports plans for 6,700 new homes across the region.



Taw Vale Parade at dusk. Nos. 7 and 8 sit within this terrace, directly above the river wall.

GETTING THERE

Road	A361 North Devon Link Road to Junction 27 of the M5; A39 Atlantic Highway to Bideford and Bude
Rail	Barnstaple station — terminus of the Tarka Line, direct to Exeter St Davids
Coast	Saunton, Croyde, Woolacombe and Instow, all a short drive

ON FOOT, OR NEARBY

Barnstaple town centre	2 min
Pannier Market	6 min
Barnstaple rail station	12 min
North Devon District Hospital	1 mile
RMB Chivenor	3 miles

Times and distances approximate, as a guide only.

How this one works

PRICE AND METHOD OF SALE

The freehold interest in 7 and 8 Taw Vale is offered for sale as a single lot at **£1,500,000**, open to offers. Offers should be submitted in writing to Wellington & Partners, together with proof of funds and details of any finance required.

TENURE

Freehold. The parent titles are DN357049 (No. 7) and DN215154 (No. 8). We are advised by the vendor that separate titles are now in place for each of the nine apartments. Purchasers' solicitors should verify the title position and the terms of any leases, service charge and management arrangements from the legal pack.

PLANNING AND LISTING

Grade II listed within the 3–11 Taw Vale Parade terrace. Council records show consents in 2000 and 2005 converting the ground floor of No. 8 from restaurant use to a flat and maisonette, and a 2008 consent changing the basement from Class A5 restaurant to Class D2 leisure. Purchasers should satisfy themselves as to the current planning and listed building status of the lower ground floor of No. 8.

ENERGY PERFORMANCE

All nine hold current EPCs — **four rated D and five rated E**, valid to November 2033 or March 2034 — so every unit is lettable under the present MEES minimum of band E. Government policy has signalled an intention to raise that minimum to band C, and **every certificate here shows a potential of C or better**. Copies on request; purchasers should confirm the requirements applying at the date of purchase.

VALUE-ADD, FOR THE INCOMING OWNER

- ◆ **Reversion within the tenancies.** £6,120 per annum, on reletting six under-rented apartments to the Market Rent already assessed in the valuation.
- ◆ **Break-up.** With separate titles in place, individual sales at or towards the two sets of figures aggregate to between £1,710,000 and £1,744,900. The valuation allowed 3–6 months to sell the block as one lot, but only 1–3 months per apartment.
- ◆ **Parking.** The local agent considers the walled forecourt to the front of No. 7 could be formalised as a parking bay for two cars, subject to planning permission and listed building consent, and valued such spaces at £15,000 each. Local agents advised the valuer that apartments with parking attract a premium.

VIEWINGS

Strictly by appointment, through Wellington & Partners only.

All nine apartments are occupied. Please do not approach the property or its tenants directly. Viewings are arranged in blocks and require notice to residents.

FURTHER INFORMATION

Available on request to seriously interested parties: the RICS Red Book valuation report dated 15 November 2023; the local estate agent's marketing appraisal dated 1 November 2023; the tenancy schedule and agreements; floor plans for all nine apartments; the schedule of works; and the nine EPCs.

CONDITION

No structural survey was carried out and no services were tested. The property was reported in good condition for its age and use, with snagging outstanding. Buyers should commission their own survey.

WELLINGTON & PARTNERS

COMMERCIAL & INVESTMENT PROPERTY SPECIALISTS

FOR SALE · FREEHOLD · NINE APARTMENTS

7 & 8 Taw Vale

BARNSTAPLE · NORTH DEVON · EX32 8NJ

£1,500,000

OPEN TO OFFERS

TO MAKE AN OFFER OR ARRANGE A VIEWING

Anil Bagga LLB (Hons) MNAEA MNAVA

COMMERCIAL & INVESTMENT PROPERTY SPECIALIST

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Wellington & Partners
45 Albemarle Street, 3rd Floor
Mayfair, London W1S 4JL

Viewings strictly via the agent. Please do not approach the property or its tenants.

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Capital values and market rents quoted are the opinions expressed in an independent RICS Red Book valuation report dated 15 November 2023, prepared for a lender, and in a local estate agent's marketing appraisal dated 1 November 2023. Both were prepared for parties other than the recipient of these particulars, are now historic, and are reproduced here for information only. No warranty is given as to their current accuracy and no reliance may be placed on them. Yields are gross and take no account of finance, management, insurance, maintenance, voids or taxation. Nothing in these particulars constitutes investment, tax or legal advice. Photographs and floor plans are indicative only, may have been taken at an earlier date, and floor plans are not to scale. Prepared September 2026.