

FOR SALE



10 FORD STREET

TAVISTOCK, DEVON PL19 8DY



- A rare opportunity to purchase a sought-after consented RESIDENTIAL DEVELOPMENT SITE in this desirable market town.
- Consented for Six (6), two-bedroom residential apartments AND One (1) two-bedroom Cottage.
- Suit Retirement or Assisted Living development as within a level walking distance to town centre and the bus station.



SUMMARY

- A well-proportioned residential development site in a sought-after setting - suit retirement
- Tavistock town centre 0.3 miles, A30 11.1 miles, Plymouth city centre 14.8 miles
- Total Internal Area 5,775 sq ft (536 sq M)

THE SITE

This well-proportioned site for residential development is located in a prime position of a lively and attractive market town, Tavistock which offers great potential as an investment. The corner plot includes easy access to both Ford Street and Drake Villas, together with proximity to local shops and amenities.

THE SCHEME

Proposals have been drawn up for a six-unit residential apartment development on the site, alongside a separate two-bedroom Cottage. The planning permission for the apartments has a lift. The entrance

leads to a rear parking courtyard with individual spaces for each of the six apartments. The apartments themselves all include open-plan living space and two double bedrooms and four of the proposed units have en suites in the principal bedrooms.

The proposed cottage adjoins 9 Ford Street, and is a well-presented cottage offering a sitting room, dining room, kitchen and ground floor bathroom.

There are two good sized bedrooms on the first floor, one of which benefits from an en suite.



LOCATION

The plot is situated in a sought-after position in the historic market town of Tavistock. The town has a variety of amenities including a choice of shops, supermarkets and the ancient Pannier Market, which dates from the year 1105. Schooling in the local area includes two outstanding-rated primary schools – Gulworthy Primary School and St. Rumon's Church of England Infants School, while there is also a secondary school and the independent Mount Kelly. The A30 is 11 miles away, providing access southwest towards Cornwall, and east towards Exeter, while the nearby A386 provides easy access towards Plymouth, the bustling port city, which is 13 miles away.

DATA ROOM

We are able to provide a copy of the Planning appeal consent, architects drawings and additional information on request.

S106

A unilateral undertaking was signed with contributions Totalling £24,227.81 for Open Space Sport and Recreation and Development impact.

VACANT POSSESSION

No lease is in place and the operator has other car sales premises in the area and has indicated he is willing to vacate with a reasonable amount of notice.

LEGAL COSTS

Each party to be responsible for their own legal costs

ENERGY PERFORMANCE CERTIFICATE

N/A - Cleared site.

PROOF OF FUNDS/AML

A successful purchaser will be required to provide relevant identity and source of proof of funds to satisfy AML requirements when the Heads of Terms of Sale are agreed.

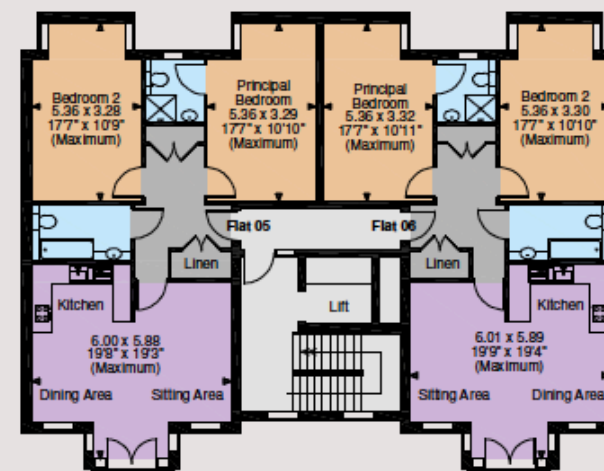
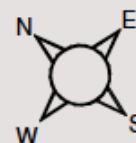
SERVICES

We are advised that mains electricity, water and drainage are connected to the site and mains Gas is in the road adjacent. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

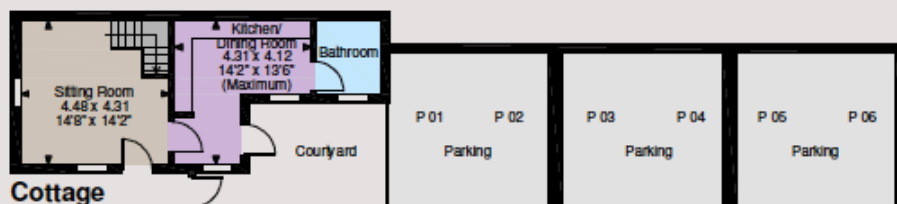


FLOOR PLANS

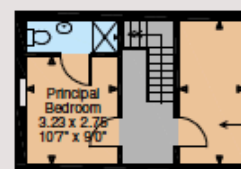
Flat 1 internal area 705 sq ft (65 sq m)
 Flat 2 internal area 745 sq ft (69 sq m)
 Flat 3 internal area 906 sq ft (84 sq m)
 Flat 4 internal area 910 sq ft (85 sq m)
 Flat 5 internal area 906 sq ft (84 sq m)
 Flat 6 internal area 910 sq ft (85 sq m)
 Cottage internal area 693 sq ft (64 sq m)
 Total internal area 5,775 sq ft (536 sq m)
 For identification purposes only.



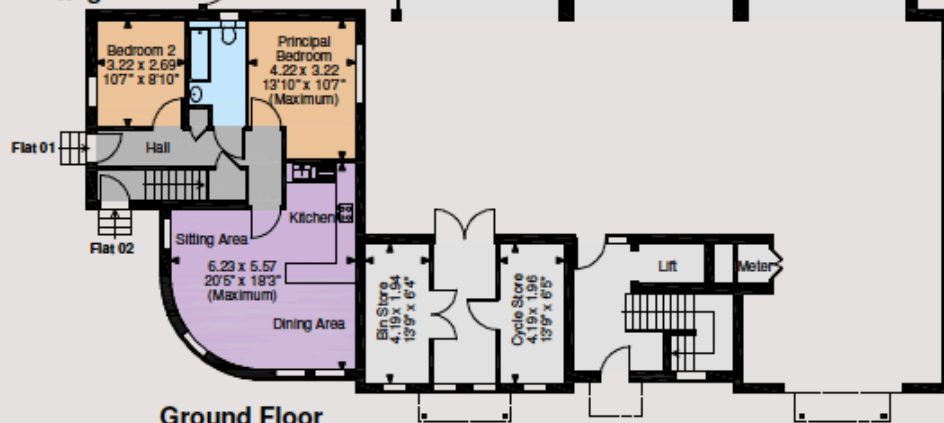
Second Floor



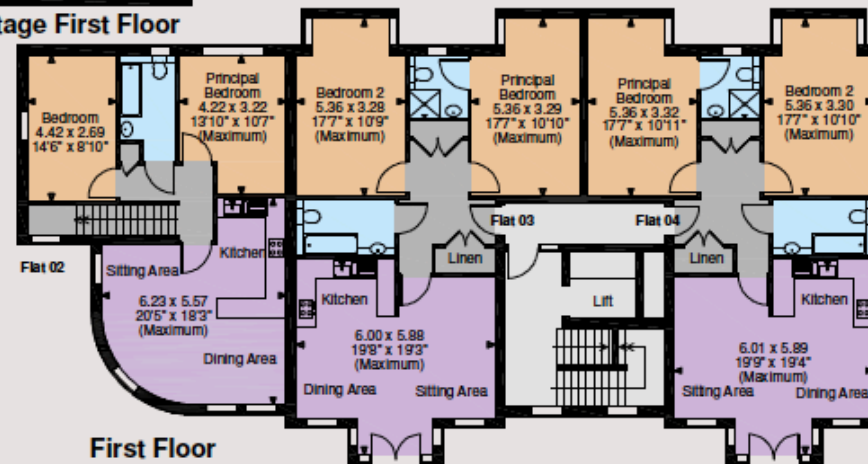
Cottage



Cottage First Floor



Ground Floor



First Floor

DIRECTIONS

From Exeter, take the A30 west and leave at the Sourton Cross exit for Tavistock and the A386. Turn left onto the A386 and continue for almost 12 miles into Tavistock, then at the roundabout, take the first exit onto Dolvin Road. Take the second exit at the next roundabout and cross the river, before taking the first exit at the following roundabout onto Plymouth Road. Continue to the next roundabout, then take the second exit onto Drake Villas. You will find the plot on your right-hand side as you arrive at the next roundabout.

PLANNING

Consent was granted at Appeal dated 22 September 2022. Ref: APP/Q1153/W/22/3297128 with 20 conditions attached. Development is to commence within 3 yrs IE 22/09/2025. Prospective purchasers

are advised that they should make their own enquiries of the Local Planning Authority on 01822 813600 or visit: <https://www.westdevon.gov.uk>

TENURE

Freehold – Title DN449255

PROPOSAL

Offers are sought in the region of £435,000 for the site on an Unconditional basis, subject to contract.

VAT

The site has not been elected for VAT and therefore it will not be levied on the sale price. Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.



VIEWING ARRANGEMENTS

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 Subject to contract

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