

# FOR SALE

## Modern Detached Workshop

Land Adjacent to Martin Farm, Whiddon Down, Okehampton, EX20 2QL



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- 129.34 sq.m (1,392 sq.ft) of accommodation
- Site of approximately 0.059h (0.145 acre)
- Planning permission for Plant Hire Use
- Guide Price £150,000 plus VAT

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## Location

The unit is conveniently situated on the outskirts of Whiddon Down and close to the A30, approximately 100 m northeast of Devon View Holiday Park and approximately 600 m northwest of the village of Whiddon Down.

The site is accessed from an existing track road which takes access from the A382 (Exeter Road) between Whiddon Down South Zeal. The access track serves the existing plant hire depot and existing residential properties and farms. It is well located for a local business seeking a workshop or storage facility in a rural setting, with a concrete surfaced driveway leading to Exeter Road (A382).

## Description

This modern industrial unit provides 129.34 sq.m (1,392 sq.ft) of accommodation on a site of approximately 0.059h (0.145 acre) and has a private water supply from a borehole, mains electricity connected, and a Kingspan sceptic tank installed within the yard area, but not yet connected to the unit. The building is constructed of steel portal frames, has a good eaves height of 4.4m (14' 5") to the underside of the steel portal frame haunch and a roller shutter door 4.29m high by 3.6m wide (14' x 11' 9"). The unit has low maintenance factory finished profile steel cladding, an insulated roof incorporating translucent roof lights, with the elevations formed in precast concrete panels to a height of 1.5m (4' 11") with single skin profile sheeting above. Internally the unit has a solid concrete floor. There is a single phase 400v electricity supply with a ring main run around the perimeter of the unit from the consumer board with a number of double power sockets and weatherproof switches for the lighting. The premises benefit from a Silverline UV DS 55 water treatment plant installed by Aqua-Tech Water Treatment.

Externally there is a useful hardcore surfaced yard providing sufficient space for a shipping container as well as skip storage and parking for several vehicles.

## Planning

The building and land on site have been used as a plant hire depot approved planning reference: 01893/2001 in November 2011. This unit would suit a range of commercial uses including workshop and storage. Some expenditure will be required by a purchaser if the building is to be occupied, notably a WC (associated drainage) and possibly a partitioned office. Interested parties should make their own enquiries of West Devon Borough Council to ensure the property has the appropriate planning consent for their intended use.

## Business Rates

To be confirmed.

## Energy performance certificate

An Energy Performance Certificate is being commissioned and information will be available soon.

## TERMS

The property is to be sold with vacant possession on completion.

## Guide Price

£150,000 plus VAT.

## Legal

Each party is to be responsible for their own legal fees in relation to this transaction.

## Viewing

By appointment only through the sole agents, Bruton Knowles.



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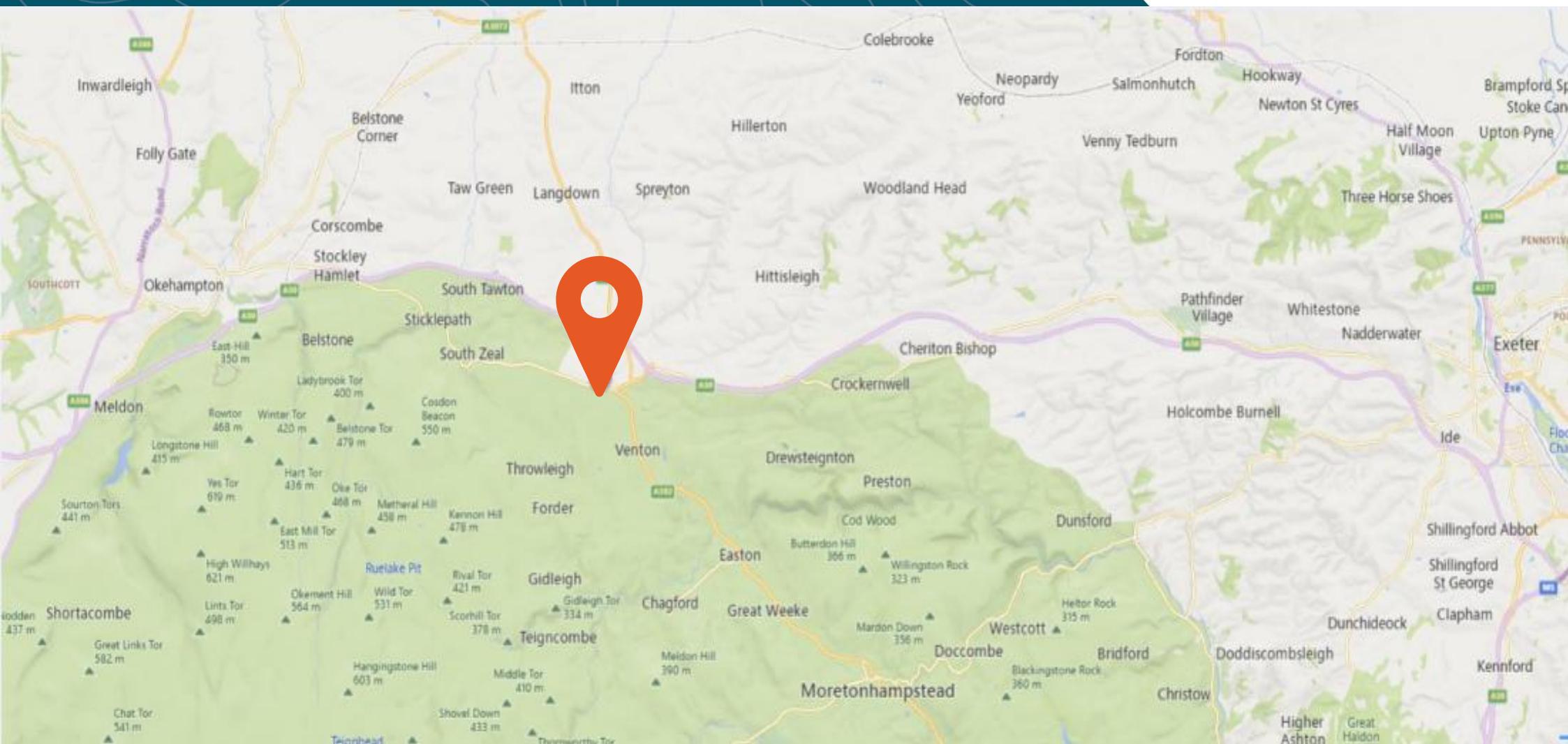
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