

DEVELOPMENT
INVESTMENT
STORAGE

Former Bus Depot in the Art Deco Style located in the heart of Moretonhampstead, on the edge of Dartmoor.
Potential for future redevelopment (STP)
(For Sale Freehold or a new Lease would also be considered)

Noon
Roberts | 
PROPERTY CONSULTANTS



Ceramic House
Pottery Road
Bovey Tracey
Devon TQ13 9TZ

T. 01392 691007
M. 07831 273148
W. noonroberts.co.uk
E. tn@noonroberts.co.uk

Offers are invited in excess of £425,000 for this substantial site (New Lease also considered)
556 sq.m (5,989 sq.ft) plus Mezzanine of 490 sq.m (5,277 sq.ft) totalling 1,046 sq.m (11,265 sq.ft)
The Old Bus Depot, Court Street, Moretonhampstead, TQ13 8LG

SITUATION AND DESCRIPTION

The premises are located in Court Street, fronting one of the main approaches into the town, and close to the busy retail area. Moretonhampstead is an ancient market town situated on the edge of Dartmoor in the heart of the Dartmoor National Park. It sits in the shelter of hills on three sides and the beautiful Wray valley on the fourth. The town is about 15 miles from Exeter and Newton Abbot, with Okehampton, Princetown and Bovey Tracey within easy reach. Transport links are good with the A30 dual carriageway offering easy access to Exeter and the M5 Motorway in one direction, and Okehampton and Cornwall in the other. The A38 is also a short drive which links to Plymouth and the South Cornish Coast

The town itself has a variety of cafes, pubs, banks, local shops and nearby hotels. The town's resident population is significantly expanded in the summer with tourism, offering the visitors opportunities for hiking, cycling from the recently opened Cycle Trail from Bovey Tracey and Lustleigh, pony trekking and fishing, providing a useful income boost for local businesses. Nearby Newton Abbot is the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of its centre. The market town of Newton Abbot also has a main line railway station and is approximately 6.5 miles away, with Torquay and Torbay approximately 15 miles distant. The premises have traded as a Motor Museum since June 2013 after a substantial programme of refurbishment including the recovering of the roof and rewiring plus installation of a security and fire alarm system. The premises are therefore well suited to its current use, being opposite a large public car park, but are also suitable for other Tourist based uses or returning to an Industrial / Warehouse use, or possibly for a more comprehensive redevelopment. All of the above would be subject to the usual planning consents. Interested parties should make their own enquiries of the Dartmoor National Park.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Approached from Court Street via either a pedestrian door or a roller shutter door providing vehicular access. Main entrance into

GROUND FLOOR

Reception / Office No 1 **5.24m x 5.21m (17'2" x 17'1") max**
Double doors from Court Street. Window to front and glazed panel to Warehouse. Double doors leading into main warehouse area. Carpeted. Radiator. Stairs to first floor mezzanine area.

Ground Floor Museum **27m x 19m (88'7" x 62'4") max**
Full height loading bay by roller shutter door with mezzanine floor over the remainder of the area. Suspended ceiling with integrated LED lighting to most of the ceiling. Concrete floor. To one side is a garage workshop area with 4 post ramp set into the floor. 2 sets of staircases lead up to the mezzanine floor area.

Office / Staff Room **4.77m x 2.92m (15'8" x 9'7") max**
Window to rear. Worktop with stainless steel sink and single drainer. Potterton gas fired central heating boiler. Radiator. Power and light.

Accessible Toilet

WC suite with wash hand basin. Tile floor. Radiator. Window.

Office / Showroom **6.06m x 4.86m (19'10" x 15'11") max**
Located to the rear of the ground floor. Carpeted. Spot lighting. Radiators.

MEZZANINE FLOOR

3 separate staircases lead up to the ...

Museum Showroom **27m x 19m (88'7" x 62'4") max**
Currently used for further vehicle and motorbike display with 2 areas subdivided off for showroom and other exhibits. Part carpeted. Windows to the front. Suspended ceiling with integrated lighting. Stairs lead up to an ...

Storage Area **11.45m x 8.42m (37'7" x 27'7") max**
An area over the first floor that is currently boarded and has the potential for further storage or conversion to Offices etc.

EXTERNALLY

To the front is a small courtyard area behind a stone wall with a further concreted storage area to the rear.

PLANNING

The property has traded as a Motor Museum for the last 10 years receiving planning consent from the Dartmoor National Park Authority on the 16th October 2012 under Application Number : 0555/12. If alternative uses are being considered, interested parties are requested to make their own enquiries of the planning department at The Dartmoor National Park (01626 832093)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below with the full version available to download from the web site. The rating is:- D 88

RATES

Rateable Value: - £ 2,700 (2023 valuation)
For full details of the Business Rates payable please contact Teignbridge District Council (01626 361101)

SERVICES

We understand mains water, drainage, gas and electricity (including 3 phase) are available to the property.

LEGAL COSTS

Each party to pay their own legal costs incurred in this transaction.

DEVELOPMENT
INVESTMENT
RESIDENTIAL

PRICE AND TENURE

Offers are sought in excess of £425,000 for the property with vacant possession on completion. VAT is not payable on the sale price.

Offers that are subject to contract only are preferred, but subject to Planning offers will be considered. However, the Vendors will require them to be accompanied with full details of the proposal, any discussions held with the planners at Dartmoor National Park plus details of their professional team and their previous experience with such developments. Confirmation that funding will also be required.

An uplift will be included in the sale transfer for Residential development for a 10 year period after the sale of the site should the purchasers be successful in obtaining planning consent for a change of use for Residential use. The uplift will require a payment of 25% of the difference in value between the original purchase price and the value of the site after the grant of planning consent. Full details on request.

Alternatively a new 6 or 10 year lease would be considered at a rent of £32,500 per annum. The landlord would be responsible for external repairs and decorations with the tenants responsible for internal repairs and decorations.

DIRECTIONS

From Bovey Tracey (A382) proceed to the centre of Mortonhampstead and take the first left turn into Court Street. The premises are on the left-hand side just past the Roundabout and public car park. From Exeter, at the roundabout just before the town, take the right Turn (Betton Way) past the Primary School and at the second roundabout the turn right and the property is just up the road on the left-hand side.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0801)



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Web: www.noonroberts.co.uk



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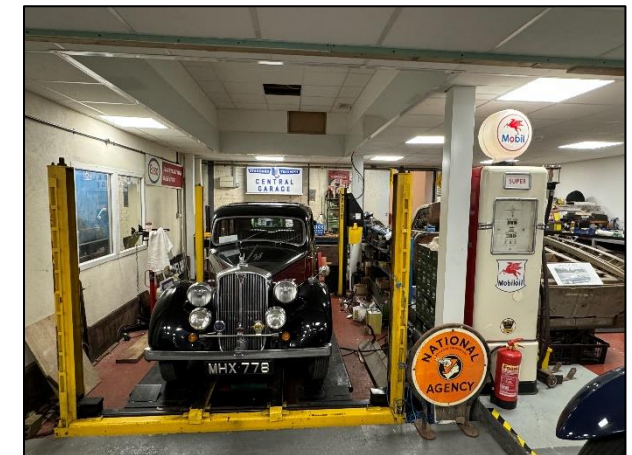
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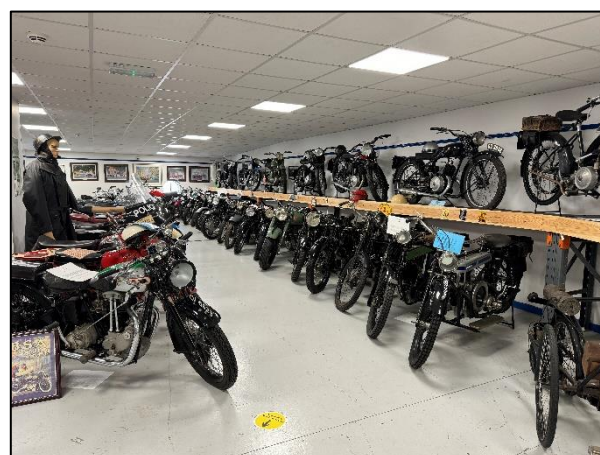
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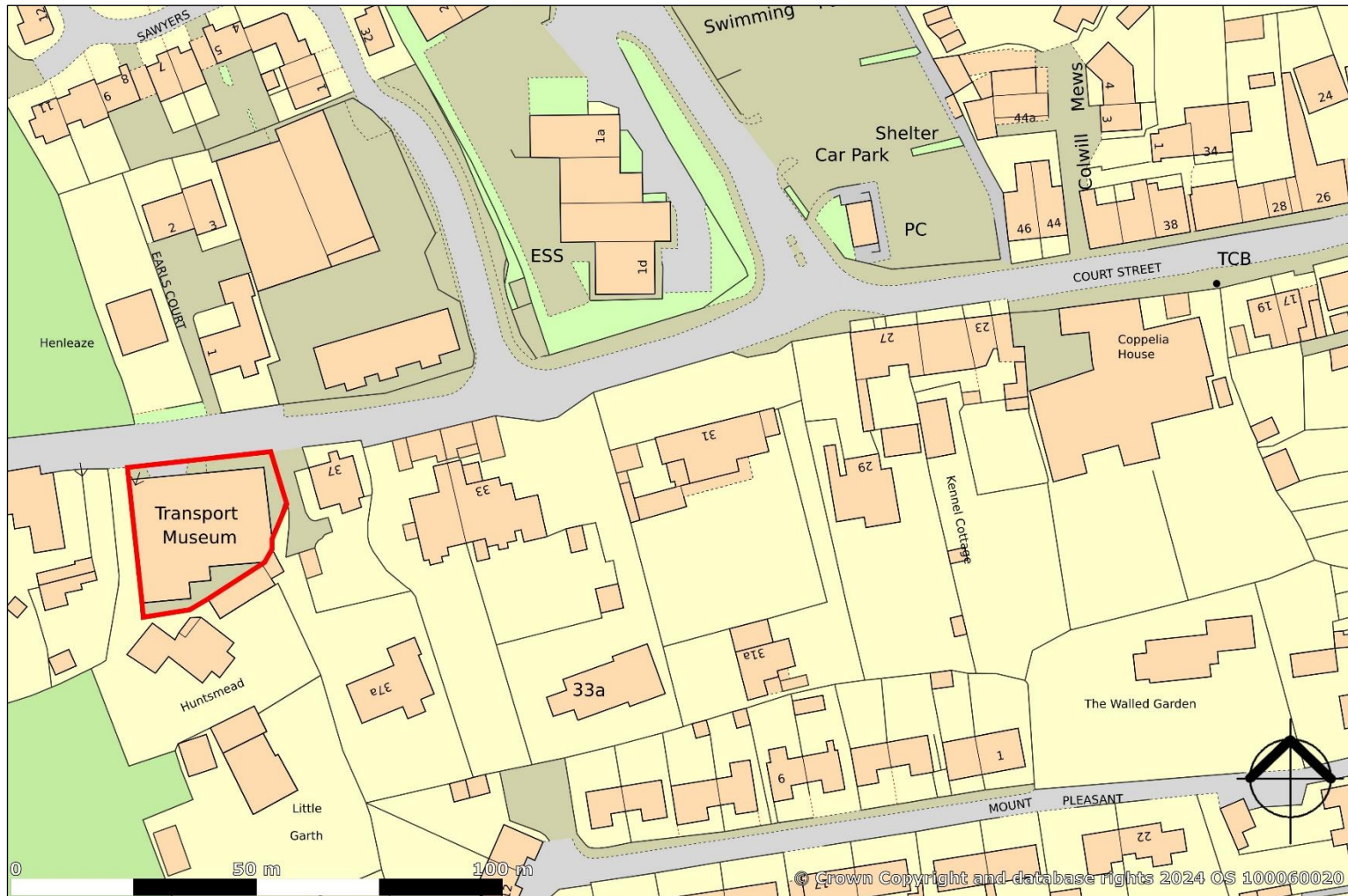
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

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