

FOR SALE

FORMER SCOUT HUT AND STORAGE BUILDINGS ON A SPACIOUS PLOT IN NEED OF REFURBISHMENT OR POTENTIAL FOR RE-DEVELOPMENT (STP)

Approx 125 sq.m (1,345 sq.ft) on a spacious site of 0.14 of an Acre

**FORMER SCOUT HUT, 1 DOBBINS ARCH,
KINGSKERSWELL, DEVON, TQ12 5FJ**



This offers an unusual opportunity to acquire the freehold of this well located former Scout Hut in the centre of the village of Kingskerswell located on a spacious site. The buildings are timber framed and are now in need of refurbishment or replacement. The site therefore is suitable for a continued commercial use or for possible redevelopment for Residential, subject to the usual consents. The property is offered for sale Freehold with vacant possession on an unconditional basis.

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SITUATION AND DESCRIPTION

The premises comprise a Former Scout Hut with additional storage to the rear with toilets and kitchen, located on a spacious site in the centre of Kingskerswell. The site totals some 0.14 of an acre (0.06 hectares) and fronts Dobbins Arch and is opposite the Kingskerswell Community and Leisure centre in what is mainly a residential area. The main building is located at the front of a square plot with vehicular access from the front. The property is located on the western fringe of Kingskerswell with easy access to the A380 linking Torquay (5 miles distant) to Exeter (12 miles distant) and the M5 Motorway network. Newton Abbot is approximately 4 miles distant with a wide range of retails, educational and leisure facilities including a main line railway station.

The property is a traditional timber framed scout hut on a plot of some 0.14 Acres (0.06 hectares) with a frontage to Dobbins Arch of around 25m. To the rear of the main hall is a toilet block with internal access and a timber storage shed. The buildings total approximately 125 sq.m (1,345 sq.ft). The site could be suitable for a further commercial use such as a dance club / palates or youth group. In addition it could suit a Children's Nursery or Play Centre, Offices or for possible Residential development. All of the above would be subject to planning and building regulation consents. The vendor is only seeking unconditional offers for the freehold.

ACCOMMODATION

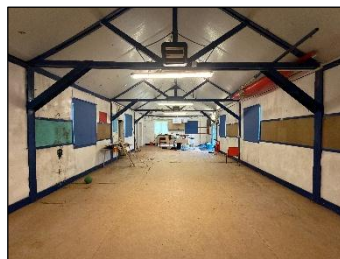
Brief details of the existing accommodation with approximate maximum internal dimensions are as follows:-

Main Hall **14.42m x 5.51m (47'3" x 18'1") max**
A pair of glazed uPVC doors access the hall with uPVC windows to the front and side. Strip lighting as fitted. To one end is a range of kitchen units with a stainless steel sink unit inset into worktops.

Rear Store

9.05m x 4.49m (29'8" x 14'9") max

Basic timber store in need of refurbishment. Double doors on to the side vehicular entrance.



Toilet

WC suite plus wash hand basin. Window to rear.

Toilet

WC suite plus wash hand basin. Window to front.



EXTERNALLY

The site is roughly square and level with access from the front.



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The land is predominantly to the rear of the site and is enclosed by mature hedging and banks.



SERVICES

We understand that mains water, drainage and electricity are available. Interested parties are encouraged to check with the service providers to ensure there is sufficient capacity for their proposed use.

PROPOSAL

Unconditional offers are sought in excess of a guide price of £100,000 for the freehold of this well-located site of approximately 0.14 of an acre.

Conditional offers on the grant of planning consent will not be considered. Prospective purchasers are encouraged to make their own enquiries of Teignbridge District Council Planning Department. (01626 361101)



BUSINESS RATES

Rateable Value: - £1,675 (2026 valuation)

For further information please contact Teignbridge District Council Business Rates Department (01626 361101)

LEGAL COSTS

Each party are to bear their own legal costs in this transaction.

ENERGY PERFORMANCE CERTIFICATE

As the site is to be redeveloped, we understand an EPC is not required on this occasion. Further details available on request.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0911)



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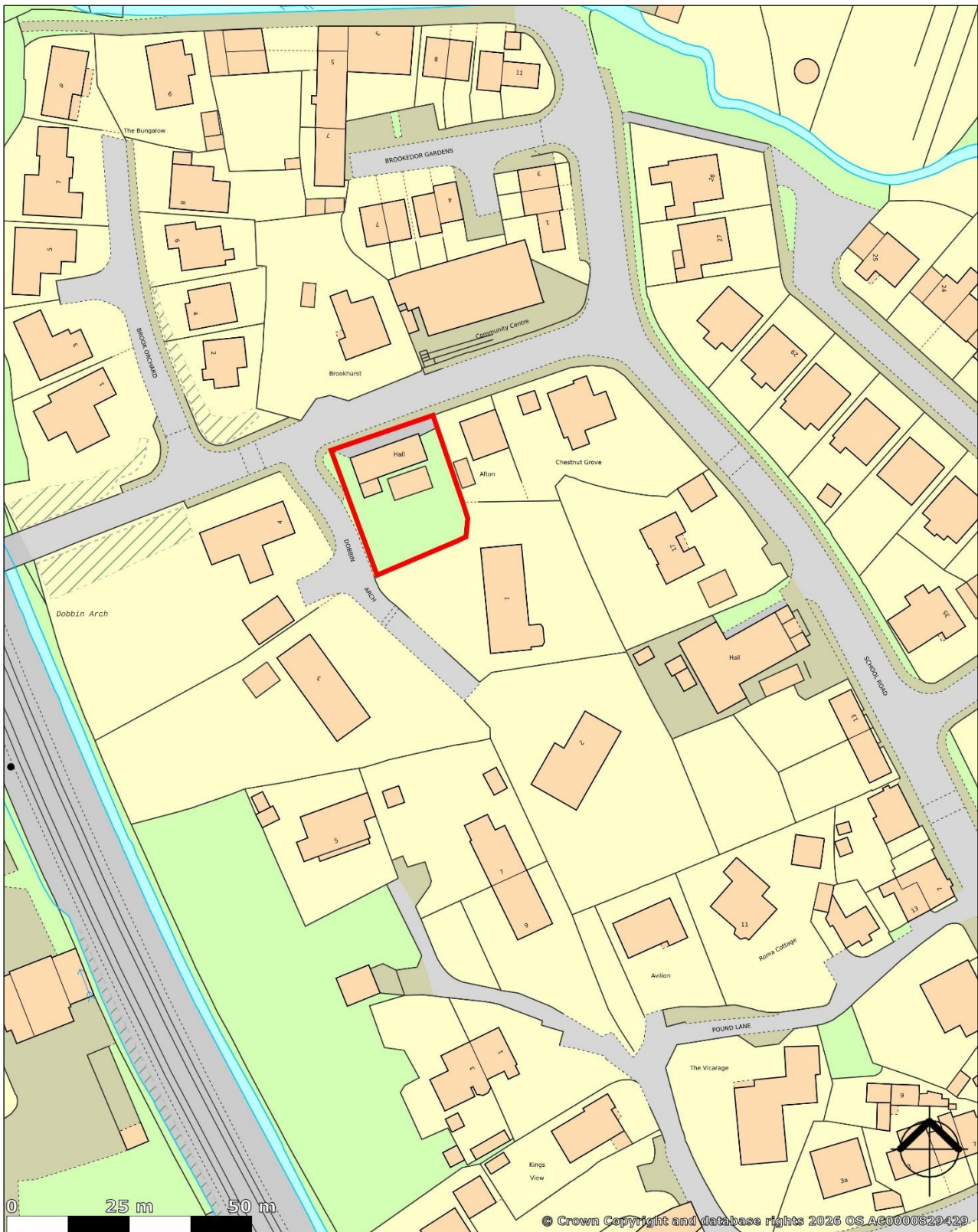
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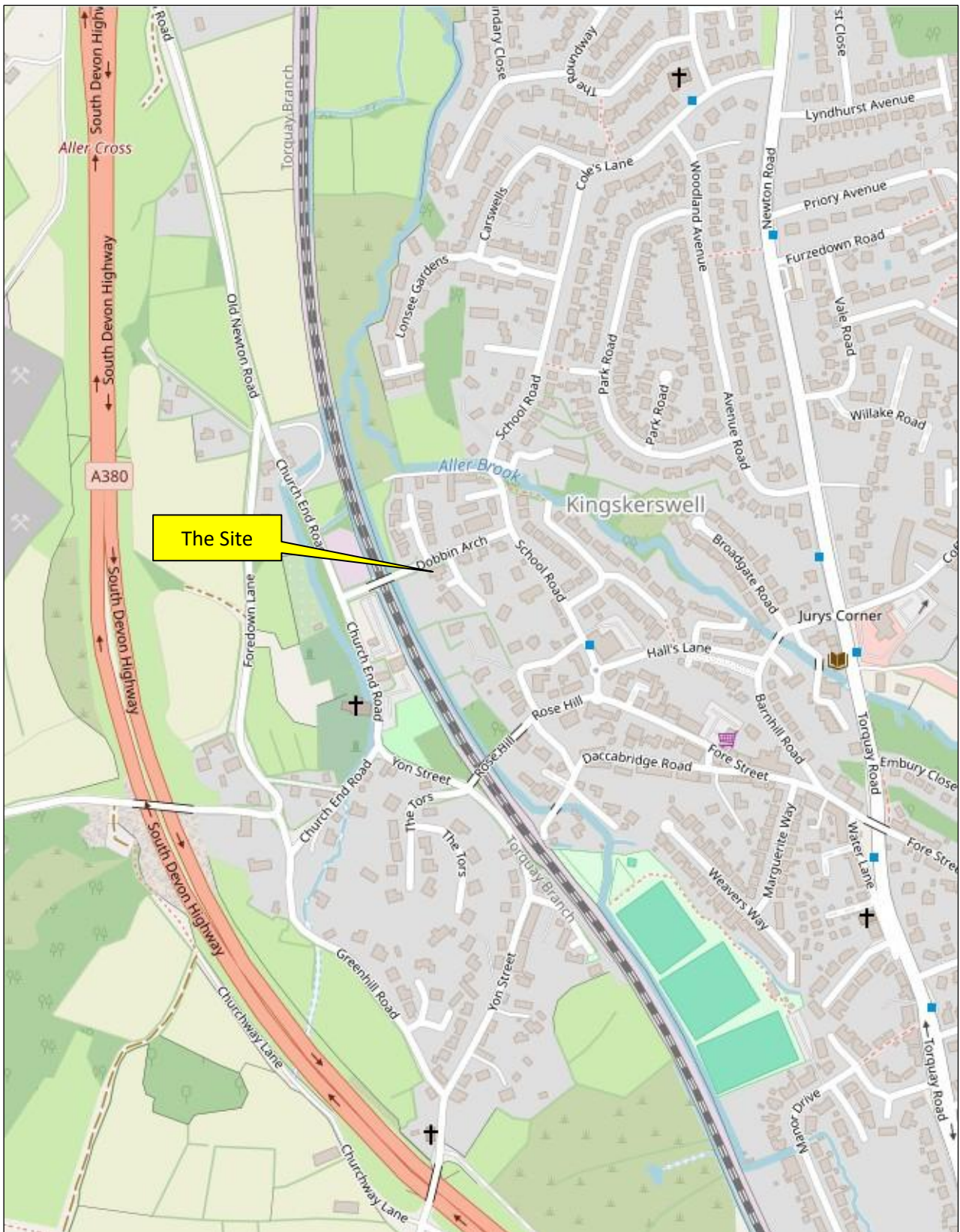


Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be 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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