

FOR SALE

LAND, INDUSTRIAL PREMISES AND
RESIDENTIAL HOUSES



Sanderson
Weatherall

Disposal on behalf of LPA Receivers and
Woolwich Building Society / Barclays Bank.



WESTPARK HOUSE
YARNSCOMBE
nr BARNSTAPLE
DEVON
EX31 3LZ



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FOR SALE



A training centre, industrial property and residential house set in a rural location adjacent to the B3232. The site and properties are located on the main road B3232 between Torrington and Barnstaple. Only a short distance from Barnstaple and the A361 North Devon Link Road with onward connection to the M5. The North Devon capital has a resident population of approx 95,000. Exeter is circa 1 hr drive away and benefits from its own regional airport and intercity rail links.

The premises represent a rare opportunity to purchase both residential living accommodation and a separate industrial premises with surrounding land. The property's should appeal to potential owner occupiers or to developers looking to explore the possibility, subject to planning, of additional employment accommodation on the extensive site.

ACCOMMODATION

The site and property comprises the following accommodation, please refer to the Title Plan below:

TITLE NUMBER – DN485921

Westpark House (circa 5,000 sq ft / 464 sq m) – 4 Bed detached, 2 storey property 'L' shape with rendered walls and slate roof with its own entrance drive vacant possession.

'The Pines' (circa 905 sq ft / 84 sq m) – detached 2 bed timber frame double glazed bungalow. A converted office/ studio annexe. NB – 'The Pines' is the subject of 2 Titles with approximately 60% of the demise accounted for within this Title. The premises are currently let privately on an Assured Shorthold Tenancy. We have not been supplied a copy of the AST.

The demise includes adjoining workshops and land to include the pond sitting north of the access road.

ALL Titles are being disposed of on behalf of the LPA Receivers.

TITLE NUMBER – DN286375

Training centre premises comprising three warehouse bays, reception, ground floor office, canteen, kitchen, WC's, and training room with further first floor offices with WC's, mezzanine store and office. Total site area within Title – 5.82 acre

Size /area of Training Centre premises – 11,400 sqft / 1059 sqm

TITLE NUMBER – DN285314

Land that is currently utilised as open storage that has been partly divided into 2 compounds that are let to SME's.

The surface of this area is graded and compacted. Total site area within the Title -2.60 acre.

Specification of Training Centre briefly comprises : -

3 phase

Concrete floor with Inspection Pit

Fibre Broadband

Eaves -5m

Concrete Yard with wash down area.

Steel clad roof and elevations.

Offices, carpeted, ceiling mounted

lighting, perimeter trunking, wall mounted radiators, cassette air con units, pvc casement windows, louvred blinds

Fully fitted kitchen

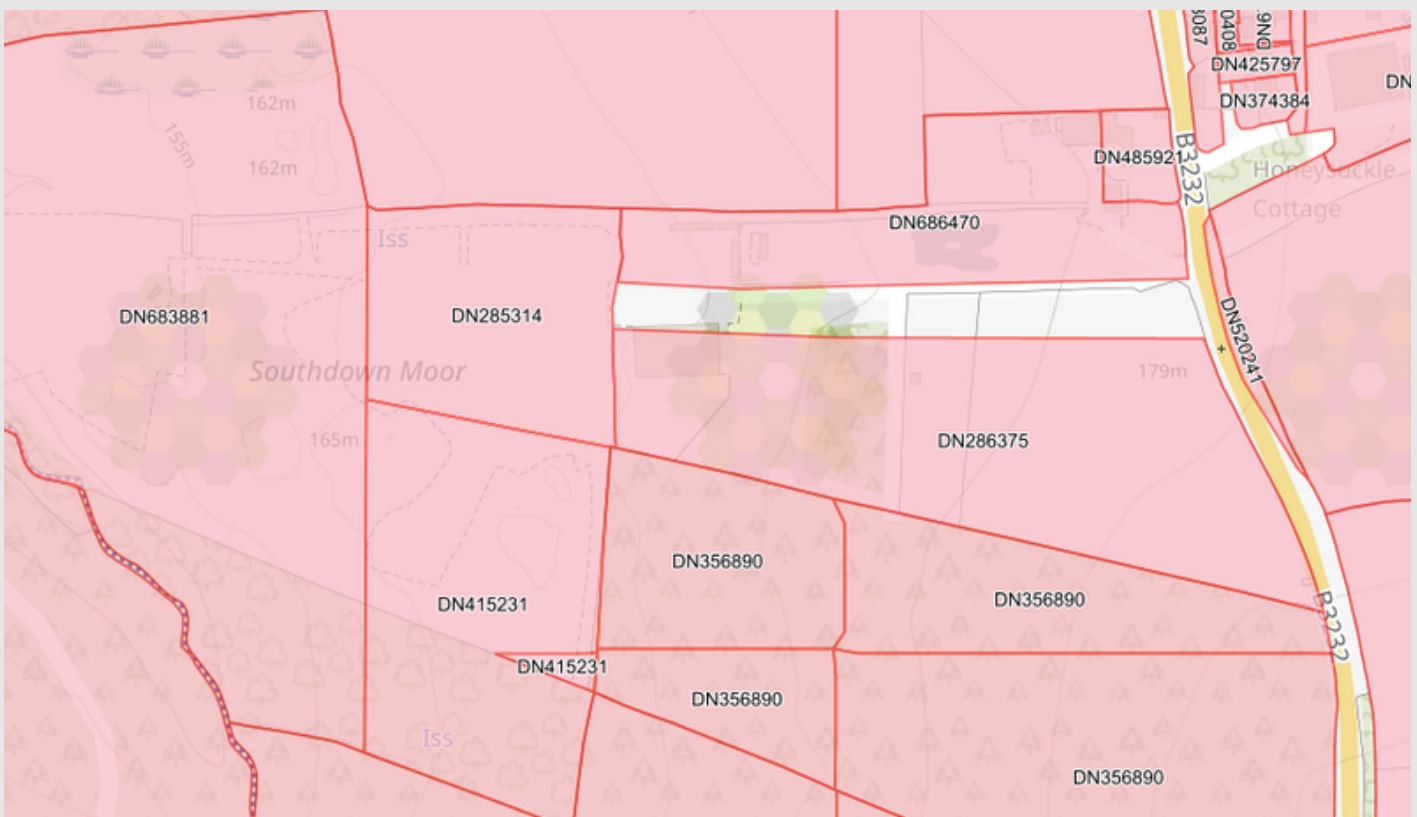
Covered entrance (Open) to reception

TITLE NUMBER – DN686470

Approximately 40% of The Pines, accommodation land, industrial unit, lean to and adjacent 'shed', the pond and surrounding land. At the north end of this Title is a graded, compacted surface area that currently accommodates 3 caravans and a mobile home (see photos). Total area within Title - 2.87 acre

TITLE NUMBER – DN415231

Land that is currently utilised as open storage that has been partly divided into 4 compounds that are let to SME's. Total site area within Title – 4.12 acre.



ADDITIONAL INFORMATION

LOCATION

The site and properties are located on the main road B3232 between Torrington and Barnstaple. Only a short distance from Barnstaple and the A361 North Devon Link Road with onward connection to the M5. The North Devon capital has a resident population of approx 95,000. Exeter is circa 1 hr drive away and benefits from its own regional airport and intercity rail links.

SERVICES

We are advised that all main services are connected to the premises with the exception of Gas and Foul Drainage. The properties on site have their own separate Private septic tanks and on-site soakaway arrangement.

MISCELLANEOUS

We are advised that historically part of the site beyond the training centre premises held Environment Agency tipping licences for inert waste and soil which was deposited on site. Interested parties are to make their own enquiries in this regard.

PURCHASER INFORMATION

Financial and accountancy references may be sought from any prospective purchaser prior to agreement.

TERMS

Sale of the Freehold interest (s)

The site and properties are available as a whole or alternatively consideration will be given to the sale of Westpark House, The Pines, accommodation land, shed and pond and the paddock opposite separately. See below

LOT 1

Title Numbers - DN485921 and DN686470

Westpark House, The Pines, pond, shed and accommodation paddock

LOT 2

Title Numbers - DN286375, DN415231 and DN285314

Training Centre and land

Pricing - Available upon request

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

FURTHER INFORMATION

EPCs, Floor Plans, Photos, site plans and Title Information can be made available to interested parties.





Viewings

For further information and to arrange an inspection of the premises, please contact the SOLE AGENTS :

Mark Slade
Sanderson Weatherall
Tel: 07771 727819
Email: mark.slade@sw.co.uk

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