

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

Guide Price: £35,000

Land To The Rear Of 9-13 Fore Street, Totnes  
TQ9 5NF

0.04 Acres  
0.01 Hectares

# Summary

- Rare opportunity to purchase a freehold in the town
- Approx. 0.04 acres (0.01 ha)
- 2 mins walk from the High Street
- Potential for alternative uses subject to planning
- Close to Morrisons Supermarket and other independent traders
- Gated access
- For sale via auction:

**18 September 2024 from 11.00 am**

## Location:

Nestled in the heart of Totnes, the land at the rear of 9 Fore Street, from easy access to local amenities and nearby car parks.

Totnes has a vibrant local economy supported by a mix of retail, hospitality, and service industries. The town's unique character attracts both locals and tourists, providing a steady stream of potential customers. Excellent connectivity with nearby cities Exeter and Plymouth via road and rail ensures easy access for customers, clients, and suppliers.

Totnes is the second largest town in the South Hams with a population of approximately 10,000 people and serves a large area of surrounding parishes. The town is known for its vitality and creativity, with a nationally

recognised heritage, including a medieval town-centre layout.

The local community is known for its support of local businesses. With Totnes becoming increasingly popular, there is an expanding demand for independent retail traders and like-minded businesses.

## Description:

A freehold yard/storage land with gated access, situated within close proximity of Totnes town centre. It is considered there may be potential for parking or future development, subject to all necessary consents being obtainable.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	HA	Acres
<b>Total</b>	0.01	0.04

## EPC / MEES:

Not applicable

## Planning:

Please enquire with South Hams District Council.

Website: [southhams.gov.uk](http://southhams.gov.uk).

**Tel: 01803 861324.**

## Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

Freehold with Vacant Possession.

Sell by auction 18<sup>th</sup> September 2024 from 11 am.

Please refer to Clive Emson Land & Property Auctioneers website ([www.cliveemson.co.uk](http://www.cliveemson.co.uk)) for full auction details and criteria. Interested applicants may view from roadside during daylight hours.

## Legal fees:

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

## Money laundering:

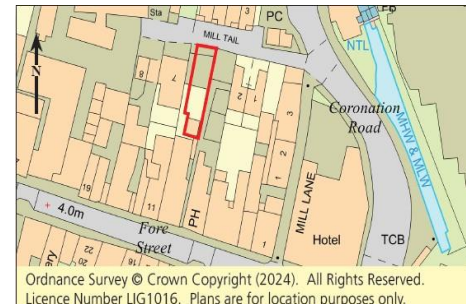
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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