



Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

**STUNNING WATERFRONT
DEVELOPMENT OPPORTUNITY (STP)**

For Sale

**Available by auction:
Guide Price £450,000**

Former Travis Perkins, Mayors Avenue,
Dartmouth, Devon, TQ6 9NG

0.25 Acres
(0.1 Hectares)

Summary

- Rare opportunity to acquire a freehold in Dartmouth
- Approximately 0.25 acres (0.10 hectares)
- Potential for redevelopment subject to planning
- Affluent location in the South Hams
- Prominent circa 100m from the estuary
- Located adjacent to M&S Food and Mayors avenue car park
- Available by auction

Location:

Dartmouth is an affluent South Devon Town situated at the mouth of the River Dart, popular with tourists as well as yachting and boating enthusiasts.

Transport connections are via the A3122 / A381 to Totnes and then linking to the A38. Dartmouth is approximately 11 miles South East of Totnes and 40 miles South of Exeter. The Higher Ferry also provides links to Paignton and Torquay.

The Town has attracted an impressive selection of national retailers including Moshulu, Henri Lloyd, Crew Clothing, Fat Face and Warren's Bakery and is a popular tourist destination during the summer months. The town also hosts the prestigious Dartmouth regatta

which further attracts visitors to the town on an annual basis.

Description:

A rare opportunity to acquire this range of commercial buildings and barns (part being Grade 2 Listed) being located in a prominent location within this highly sought-after Riverside town. The property has most recently been trading as a Travis Perkins builders merchants so naturally interest will be anticipated from those with a commercial angle for the site. However due to the location, size of the plot and coverage of existing buildings we expect interest from the residential development sector who will envisage creating a truly enviable prime waterside development, subject to all the necessary consents being obtainable.

Accommodation:

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

	Ha	acres
Total	0.1	0.25

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

E (107)

Planning:

The property was previously used as a builders merchants, but may be suitable to alternative uses subject to planning.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £33,750, therefore making the approximate Rates Payable £16,841.25 per annum for 2024/25.

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

Terms:

Freehold with vacant possession.

Auction date: 14th May 2025 12:00pm.

IMPORTANT

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors) together with the Addendum which will be available on Auction Day.

PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set withing the guide range or no more than 10% above single figure guide. Please check the website at 247propertyauctions.co.uk regularly or call 01395 247000 in order to stay fully informed with the up-to-date information.

*ADDITIONAL FEES

An Administration fee and Other non-optional fees may be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions

of Sale (as applicable) and may include the repayment of search and other fees and or costs by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors.

Legal fees:

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

Money laundering:

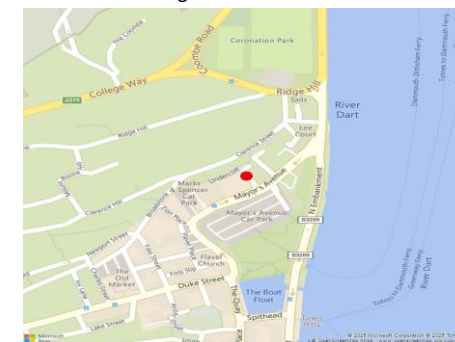
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

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.





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