

**For Sale**

**POA**

Development Opportunity , North Road, Okehampton, Devon, EX20 1BQ

3.40 Acres  
(1.38 Hectares)



## Summary

- Development Opportunity
- Site area approx 3.40 acres (1.38 hectares)
- Rare substantial freehold premises in the town
- Significant repurposing potential subject to planning consent

### Location:

The property is located just off the A30 in Okehampton, approximately 21 miles West of Exeter, 26 miles North of Plymouth and 24 miles South of Barnstaple. The town has a population of approx 5,922 and benefits from the new Okehampton railway station that connects Exeter St David's to Plymouth via Tavistock on the Dartmoor line. The town is also serviced by the Stagecoach bus service from Exeter, Bude, Newquay and Tavistock. Bus service 6 runs from the town to Exeter with the 6A service running to Launceston.

The property is located to the North of the town with numerous well established occupiers including Howdens, Rentokil Initial and RGB Building Supplies within close proximity to the property, as well as being immediately adjacent to the housing along North Road.

### Description:

The site measures approx. 3.40 acres (1.38 hectares) and currently consists of two units of steel portal frame and an extremely large open-plan yard. Approval is held (West Devon Borough Council - 2079/25/PAD) for demolition of the two units.

### Accommodation:

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

	ha	acres
Total	1.38	3.40

### 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:

An EPC is being procured and will be available from the marketing agents.

### Business rates:

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:

The property is held freehold under 3 Titles and will be sold as one Lot.

- Front section: DN311658
- Middle section: DN423261
- Near section: DN336339

### Legal fees:

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

### Money laundering:

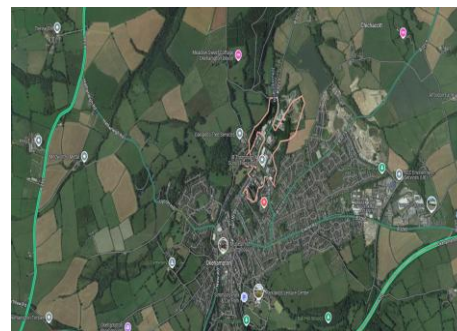
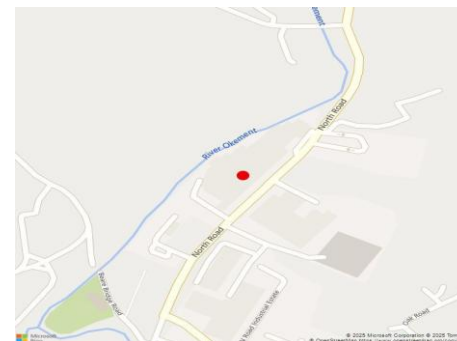
Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

### VAT:

All figures quoted are exclusive of VAT which is 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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