

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

**Available by auction:  
Guide Price £100,000**

Pipers Yard, Chapel Street, Holsworthy, Devon, EX22 6BP

0.22 Acres  
(0.09 Hectares)

## Summary

- Rare freehold yard and buildings
- Approximately 2,446 sq ft (227.25 sq m) of commercial units over a site measuring 0.22 acres (0.09 ha)
- Suitable for a range of uses subject to planning
- Located close to the town centre
- Other occupiers located close by include Waitrose Food Store and car park
- Flexible accommodation
- Good sized concrete surfaced yard

### Location:

The property is located in the market town of Holsworthy in the Torridge district of Devon. The town is located circa 36 miles west of Exeter and is historically associated with the farming community. The town has one of the largest livestock markets in the South West which provides a strong local economy based on the agriculture sector as well as local commerce.

The town itself benefits from a compact town centre with local shops, services and amenities which serve the local population. Other notable occupiers include Waitrose (located directly opposite the property), Coombes Menswear, British Heart Foundation and

Simpkin Edwards amongst a number of other local traders.

The town is also served by a number of regular bus routes with Stagecoach operating a service to Exeter, Bude, Tavistock and Barnstaple.

### Description:

An exciting opportunity to acquire this former Council depot enjoying a good sized yard space and a range of light industrial workshops and outbuildings occupying a site extending to approximately 0.22 acres. The property, which has road frontage and is close to the town centre, now offers huge scope and potential for a variety of uses to include residential 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) on a gross internal basis.

	sq m	sq ft
Unit 1	49.94	538
Unit 2	64.98	699
Unit 3	40.32	434
W/C	9.76	105
Unit 4	62.25	670
Total	227.25	2,446
	ha	acres
Site area	0.09	0.22

### 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:

G (171)

### Planning:

Historically used as a Council depot, the site may lend itself to continued commercial use or alternative schemes, subject to obtaining the necessary planning permissions. Interested parties are advised to make their own enquiries with the local planning authority.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £7,500, therefore making the approximate Rates Payable £3,240 per annum for 2026/27.

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

### Terms:

The freehold of the property is available.

**Auction date: auction ends at 1<sup>st</sup> April 2026 12.00 noon.**

### IMPORTANT INFORMATION

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 (if applicable), which will be available on Auction Day.

### AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

### 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 price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check the website regularly at [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact on 01395 247000 for up-to-date information. At the fall of the hammer contracts are exchanged and there is no going back.

† Traditional auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

\* Pricing Information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Proptech and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information

box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

**ADDITIONAL FEES:**

An Administration fee and Other non-optional fees may be payable in addition to the bid price. Please refer to the auction website for details.

**Refreshing the Page**

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

**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 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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