



Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale
To Let

£550,000 Guide Price
£65,000 Pax

Former Pennymoor Timber , Pennymoor, Tiverton, Devon, EX16 8LJ

16,985 Sq Ft
(1,578 Sq M)

Summary

- Rare freehold available with development potential subject to planning
- Industrial accommodation approx. 16,985 sq ft (1,578 sq m)
- Site extends to approx. 2.84 acres (1.148 ha)
- For sale (may let)
- The site benefits from lapsed residential planning consent
- Flexible accommodation on site
- Large concrete yard located to the rear of the property

Location:

The site is located within the rural hamlet of Pennymoor, in Mid Devon, to the north-west of Tiverton. The surrounding area is predominantly countryside in character, comprising a mix of agricultural land, woodland and dispersed residential dwellings.

The property is situated approximately 5 miles west of Tiverton, with Tiverton being a principal market town within Mid Devon, providing the main concentration of services and amenities for the surrounding areas. The town supports a range of local retail, supermarkets, education provisions, leisure facilities, and employment areas.

Description:

The property comprises a former timber yard premises arranged across a 2.8-acre site with a large concrete yard located to the rear of the warehouse accommodation.

The majority of the buildings provide industrial / warehouse style accommodation, along with an office block situated towards the front of the site. The buildings are a mix of construction, including steel portal framed structures with profiled sheet roof coverings, incorporating translucent panels, and elevation comprising a combination of blockwork and profiled cladding / timber boarding in parts. Access to the units is via a range of roller shutters and metal sliding doors.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq ft	sq m
Total Accommodation	16,985	1,578
	acres	ha
Total Site Area	2.84	1.148

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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

Planning:

The site has several historic planning applications approved for residential development. The site previously benefitted from outline planning permission first granted in 2007 and renewed in 2010 but has since lapsed (10/00606/MOUT).

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £40,000 therefore making the approximate Rates Payable £17,280 per annum for 2026/27. Interested parties are advised to confirm the rating liability with Mid Devon District Council.

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

Terms:

The property is available on a leasehold or freehold basis.

Legal fees:

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

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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

CONTACT THE AGENT

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Charles Harris

Tel: **07809 199583**

Email: charris@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP



