

The Dartmoor Union, Fore Street, Holbeton, PL8 1NE

Luscombe Maye 
Estate Agents



"If your mother cooks Italian food, why go to a restaurant?"
Martin Scorsese

"I cook with wine... Sometimes I even add it to food."
Julia Child

"Everything you see I owe to pasta"
Sophia Loren

"Ideas are like pizza dough... made to be tossed around"
Tom Hanks

"We are mortal until the first Kiss and the second glass of wine"
John DeLancie

"24 hours in the day, 24 hours in a row... (Candace)"
Candace Carroll



The Dartmoor Union

Fore Street, Holbeton, Devon, PL8 1NE



Superb Investment Opportunity | Former Public House | Further Rental Units (income producing) | Potential scope for speculative planning for new builds | Potential change for multiple uses (Subject to consent)

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Estate Agents

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FEATURES

Interesting investment opportunity

For sale as a whole or in various lots

Current income producing

Former pub and apartment

3 "Cottages"

Vacant Barrel House building

Driveway and Car Park (with building potential)

Potential variety of future uses (Subject to consent)

Set in desirable South Hams Location

Near to the coastline

Full Video tours on request

INVESTMENT OPPORTUNITY

(NB all suggestions are subject to applicants making their own enquiries in relation to planning consent).

Luscombe Maye present this superb investment opportunity to purchase a former public house, (and FF apartment), with vacant Barrel House, three income-producing "cottages", driveway and potential to develop the rear Car Park.

The former Dartmoor Union has numerous potential opportunities.

The Barrel House also provides the option as a stand-alone unit, (subject to consent).

The three Cider Press cottages and the flat above the pub produce an income circa £30,000 per annum when fully let.

The current vendors consider the homes are let on a fairly competitive rental and buyers may want to review other types of letting to release further income potential, (see note below re holiday lets).

The rear car park provides the potential space for a speculative planning application to create a further 2 detached homes, (subject to consents).

A former planning application in relation to this development is available on the link provided.

Considering the desirable location, being located within proximity to some of the finest beaches in the South Hams, the whole site could be potentially geared towards promoting tourism in the form of a boutique holiday village. (Subject to legal and local authority consents).



LOCATION

The charming and picturesque South Hams village of Holbeton is well served with amenities including a village shop and Post Office, public house, Holbeton Primary School, Pre-School and Church. There is a strong sense of community with a range of village clubs and associations including amateur dramatics, gardening, cricket club and more.

Holbeton is surrounded by glorious countryside and walks down to the River Erme with the beautiful and unspoilt Mothecombe Beach a 10 minute drive away. Dartmoor National Park and the golf clubs at Bigbury and Elfordleigh are in also in easy reach. The nearby villages of Newton Ferrers and Noss Mayo are a yachting haven. The A38 provides quick access to the M5 and Cornwall, and is easily accessible approximately 6 miles away.

The historic and vibrant water-front city of Plymouth is just under 11 miles away and offers a wide range of shops, large department stores, restaurants, Theatre Royal, and cinemas. The leisure facilities are outstanding with a superb watersports in and around Plymouth Sound and the Plymouth Life Centre.

LOTS FOR TENDER & GUIDE PRICES

Lot 1 - Whole development - Guide Price £600,000

Lot 2 - The sub divided Pub with first floor flat - Guide Price £300,000

Lot 3 - The Barrel House - Guide Price £50,000 to £75,000

Lot 4 - The separate Cider Press cottages - Guide Price £275,000

Lot 5 - The Car Park - Guide Price £50,000 to £75,000

Lot 6 - Driveway Area near Union cottages - By negotiation

LOT 1 THE WHOLE DEVELOPMENT INCLUDING INTERNAL ACCESS

Detailed as below (red and blue shaded areas). Please refer to plans and legal pack for more detailed information.



(Current monthly rent £650 pcm on AST).

This two bedroom cottage is laid out with reverse living accommodation and comprises entrance porch with door to cloakroom and door to WC, vaulted ceiling living area with exposed beams and small mezzanine storage area, kitchen area with electric oven and hob. Downstairs there are two double bedrooms, family bathroom and utility room.

NB Current rental restrictions of the three properties are as follows: one has a cap on the rent, another has a requirement to be let to a local person, and the third is open market. Please see the legal pack on conveyance for more details.

LOT 5 - THE CAR PARK (IN RED)

Potential speculative development plots with scope, (subject to planning), for two detached houses with parking.

The cottages at the rear of the car park are under private ownership and have a right of way.

LOT 6 - DRIVEWAY AREA NEAR UNION COTTAGES (IN PURPLE)

Current parking for existing homes at Union cottages not impacted.

INTERNAL ACCESS ROAD (WHITE)

If the lots are sold separately, then the access drive will be retained and a Right of Way to each lot granted. If the whole is sold, it will be sold as one with the access included.

LOT 2 FORMER PART BISTRO PUB WITH FIRST FLOOR APARTMENT (IN BLUE)

This unit will be required to be internally sub-divided on completion, in line with the lotting plan.

First Floor Apartment

The spacious 3 bedroom apartment above the pub is habitable and let through our lettings department at circa monthly rent £750 pm. (AST)

There is a parking provision made on the plan.

LOT 3 THE BARREL HOUSE (IN ORANGE)

With investment potential.

LOT 4 CIDER COTTAGES (IN GREEN)

The 3 units are currently on one Title, potentially producing circa £21,000 gross per annum, on a fully let basis. There is a parking provision made on the

plan.

1 Cider Press Cottages Circa 46m2 EPC Rating E.
(Let on an AST at a reduced monthly rent £450 pcm).

Located partly over the ground floor pub kitchens, the cottage accommodation comprises one good sized bedroom, kitchen, living room and bathroom.

2 Cider Press Cottages Circa 79m2 EPC Rating E

(Current monthly rent £650 pcm.
Let on AST to a local person).

The two bed cottage comprises kitchen, living room, master bedroom with ensuite, family bathroom and a good sized second bedroom with built-in storage. Available immediately. Pets Considered. No Students, No Smokers and No Sharers.

3 Cider Press Cottages 85m2 EPC Rating E



RENTAL BREAKDOWN

Dartmoor Union - rental units based on fully let figures

1 Cider Press: £450 per month | £5,400 per annum
2 Cider Press: £650 per month | £7,800 per annum
3 Cider Press: £650 per month | £7,800 per annum
Pub Flat: £750 per month | £9,000 per annum

Pub downstairs with potential income

Totals: £2,500 per month | £30,000 per annum

AGENT'S NOTE

Imagery

Please note the photos for the public house are historic. They are shown for guideline purposes only and do not represent the current internal condition or range of furnishings.

METHOD OF SALE -

FOR SALE BY PRIVATE TREATY VIA INFORMAL TENDER, (UNLESS SOLD PRIOR)

Closing date for tenders being 26/08/20 at midday. (With agreed exchange dates).

Bids must be submitted to: Luscombe Maye either by email to: Jason.hooper@luscombemaye.com (Applicants are requested to confirm safe receipt from the office),

or:

In an envelope clearly marked 'Dartmoor Union Informal Tender' to: Luscombe Maye, Market Street, Yealmpton PL8 2EA

PROOF OF FUNDING WILL BE REQUIRED

The seller does not undertake to accept the highest or any tender and the seller reserves the right to withdraw, alter or amend the way in which the property is offered for sale, or with whom, or with which organisation to deal with.

The details contained in the brochure are for guide purposes only and buyers must be satisfied with the information contained within the legal pack provided by the seller's lawyer during conveyance. The published plan and imagery is issued for guide line purposes only. Please confirm your understanding on receipt of the legal pack.

The process prevents members of staff from the selling agents to answer technical questions and further inquiries must be referred back to the client's lawyer for clarification.



DEED PLANS WILL BE MADE AVAILABLE AT SOME POINT TO SERIOUS PURCHASERS

Formal planning application withdrawn. Link as below.

PLANNING APPLICATION REF: 1134/16/FUL SOUTH HAMS
<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/161188>

CLIENTS SOLICITOR'S NOTE RE EXISTING COVENANT

Our clients solicitor has commented..."There are currently restrictive covenants on the Title of the Cider Press Cottages prohibiting holiday letting use.... as the original covenantor and the covenantee are now dissolved my client is in control of the land which benefits from the covenant."

This information does not constitute advice and applicants need to make their own enquiries for their intended use of the development.

VIEWING BY APPOINTMENT ONLY

We ask all buyers to kindly respect the existing tenants. Please note that all viewings will be strictly by pre-arrangement through our Newton Ferrers office. Tel. 01752 973916. (Viewings by block arrangement).

Video tours are available by request.





SERVICES

Depending on the various lots. Please ask for more details.

COUNCIL TAX

Depending on the various lots. Please ask for more details.

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye
01752 872417

DIRECTIONS

Upon entering the village via Church Road continue on to the centre of the village, bear right and the Dartmoor Union can be found a short distance along Fore Street on the left hand side.



Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.

