



STOWFORD
MILL

YOURS TO DISCOVER



The Engine House

RESTAURANT | BAR | TO LET

Stowford Mill, Ivybridge, Devon, PL21 0AA



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LOCATION

Ivybridge, Gateway to the Moor and the South Devon coastline

Ivybridge is a bustling, friendly town set on the banks of the beautiful River Erme ideally situated as a base to visit Dartmoor and the South Hams, a designated area of outstanding natural beauty, all within easy reach. The town is known as the 'Gateway to the Moor' and is the start/finish point of the long distance walking path The Two Moors Way. Look north and visible high above the town is the Western Beacon and to the south, the South Devon coast with its stunning beaches, rolling green countryside and twisting Devon lanes waiting to be explored. In the heart of the town are the beautiful Longtimber Woods and riverside walks. Ivybridge is located immediately off the A38 Devon Expressway which links Plymouth and Exeter and the national motorway network at the M5. The town also has a mainline railway station.

DESCRIPTION

BACKGROUND

Stowford Mill, nestled in the tranquil Erme Valley and framed by Dartmoor National Park, is a new mixed use development currently under construction. Burrington Estates' vision is to transform this eight-acre site into a vibrant community with contemporary new homes, retail units, offices and leisure facilities. Tipped to be one of the trendiest places to live, work, eat, shop and stay, Stowford Mill, with its iconic features, is one of Devon's oldest industrial sites and has been part of the Ivybridge skyline for generations. First established in the late 18th century, Stowford Mill was the catalyst behind the expansion of the town, helping attract commerce and providing job opportunities for the local area. During its lifetime, the Mill has retained its special quality, despite many changes in ownership and an evolution in paper production. Originally used for sorting rags and fabric that were, at the time, an essential material for paper production, The Mill House is soon to become a series of premium loft apartments, known as 'Mill Lofts'. Buildings that will become restaurants, offices and shops were once home to machinery, like Stowford No.1, a paper machine that transformed paper production in the 1830s. Stowford Mill was a hugely successful manufacturing space that sadly became too small for the work it produced. As the owners of the Mill moved their work to Scotland, an opportunity arose to once again transform the eclectic mix of brick and stone buildings into a thriving destination.

At the heart of Stowford Mill will be a public square surrounded by boutique shops, restaurants and cafés. The new 'Stowford Court' will complete the community by providing high end, spacious later living apartments. Burrington Estates, a developer with an impressive track record for the imaginative, design led, regeneration of historic buildings, is now completing the new chapter of this site's rich history. The development creates a completely unique new environment in which to live, work and relax. Keeping the best of the stunning heritage architecture whilst using the latest, cutting-edge modern design techniques to create stunning living spaces.

Ref No: 3439

Offers Invited

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THE ENGINE HOUSE

The Engine House is a character building situated in the heart of the Stowford Mill development site. Its layout over 2 floors will provide in excess of 5,000 sq ft of unique trading and ancillary space with a further 'Al fresco' trading area and car parking.

In addition to the Engine House there are 12 other commercial units with planning permission for a boutique hotel, offices and retail units.

Burrington Estates is seeking an anchor tenant for this unique site, and welcomes enquiries from interested operators via their Sole Agents Bettesworths. As the redevelopment is still at any early stage, the internal layout of the Engine House building is yet to be finalised but offers ample scope and flexibility to tailor create the space to suit operators' requirements.

The premises comprises:-

UNIT 10 – RESTAURANT/BAR

The unit, arranged over several floors, is ideally suited to become a restaurant/bar or family eatery serving both the residents of Stowford Mill and the expanding town and the wider catchment areas of South Devon, South Hams and Plymouth. Full planning permission has been granted which would see the creation of a large and unique space.

GROUND FLOOR

Customer entrance featuring the curved wall of the Mill's iconic chimney. Open-plan bar/dining area (245sq m2 /2,637 sq ft) leads through back of house facilities including WC's kitchen and storage. Back of house is directly accessed for deliveries through a shared entrance. Lift and stairway planned to provide access to the first floor and private dining areas.

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FIRST FLOOR

An open-plan bar, dining area (297 sq m/3,196 sq ft) with an abundance of natural light. Direct access to a raised terrace on the main square, providing one of two customer entrances. Planned link to other levels by stairs and lifts.

PRIVATE DINING ROOMS

Three private dining areas have been included in the plans which feature important historic links to the Mill's past. Access provided by stairs and lifts.

TENURE

The property is available by way of a Fully Repairing and Insuring Lease with length and terms to be agreed. Alternatively, the owners may consider a freehold or long leasehold disposal. Offers invited.

COSTS

Each party will bear their own legal costs incurred in any transaction.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. tel. 01803 212021.

For further information please visit www.stowfordmill.com

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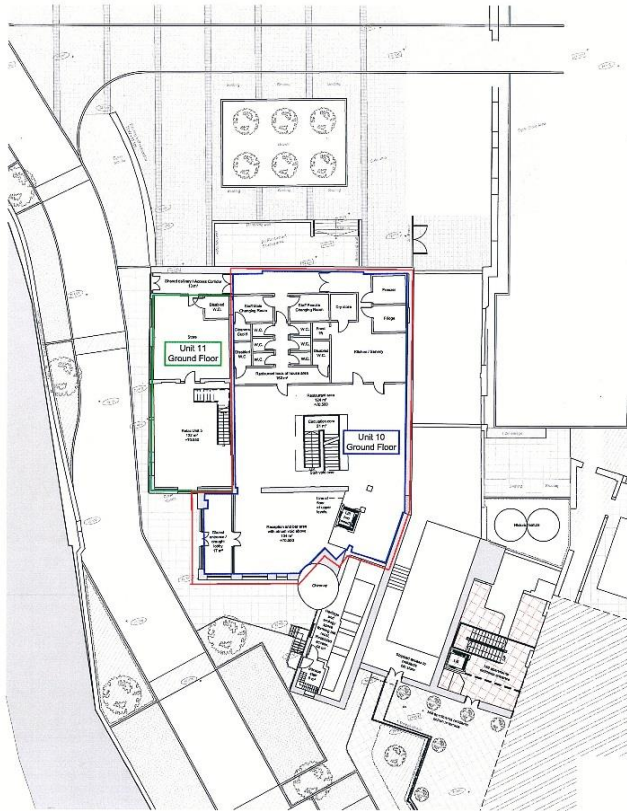




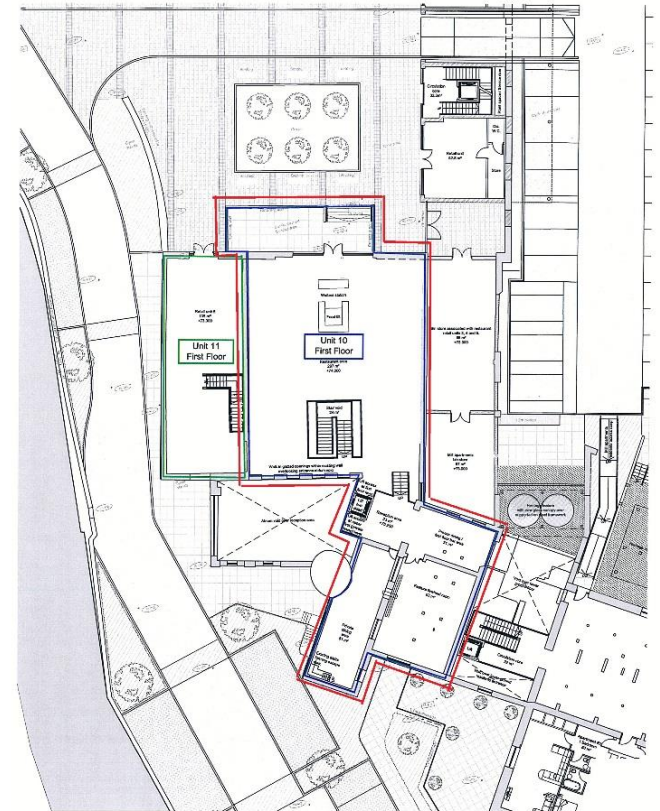
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GROUND FLOOR



FIRST FLOOR



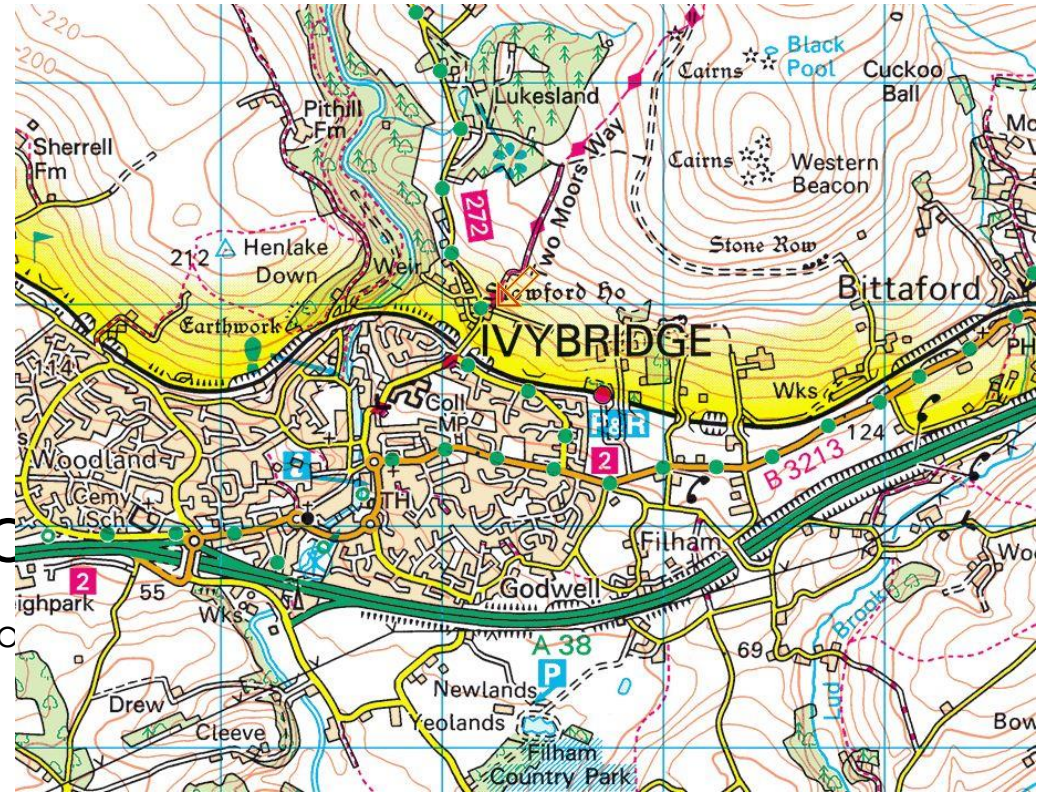
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