



PLYMOUTH (A385) - DARTINGTON/TOTNES

# Higher Tweed Mill Employment Development Site

Dartington, Devon, TQ9 6JY



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**A Serviced Development Site with Planning Consent in Dartington  
Planning Granted for a 440m<sup>2</sup> (4,750 sq ft) Office Block  
Large Car Park Facility  
Site Sold with Services Provided to the Boundary  
Available Immediately**

## LOCATION

The village of Dartington is situated on the A385 Totnes to Plymouth Road, approximately 1.5 miles from Totnes. Totnes and Dartington are a hub for much of the South Hams and South Devon area, lying conveniently between the major conurbations of Exeter, Plymouth, Newton Abbot and Torbay, making this an ideal business situation for serving the whole South Devon area and well beyond.

This area has a distinct lack of supply of quality purpose built business space. This purpose-built office property (also suitable for other non-industrial business uses) offers unique opportunity for occupiers who require modern open plan versatile business space in this sought-after location.

Nearby Totnes has a mainline Railway Station with direct mainline services to London and The North. The A38 (Devon Expressway) is 4 miles away, providing fantastic vehicle access to Plymouth, the remainder of Devon, Exeter and The M5 (25 miles away by dual carriage way).

Ref No: 2523

Guide Price £150,000 - £175,000 Freehold

Interested in this property?

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## ACCOMMODATION

The accommodation approved comprises a smart purpose built two storey office unit. The total approximate Net Internal Area of the property is to be 440m<sup>2</sup> (4,750 sq ft).

This accommodation could be spilt upon construction into smaller suites, depending on occupier requirements. The suites could range from a minimum of approximately 65m<sup>2</sup> (700 sq ft) up to entire floors or indeed the whole building.

The accommodation (as planned) will have cabling, lighting, individual gas/electricity and water supply. There is provision for a passenger lift in the approved plans. Externally, the property will be accessed from Mill Road and there will be an agreed parking allocation for each suite on a proportionate basis.

## USE

The property has planning consent for B1 Office use. However, subject to consents other office based (non workshop or industrial) non office business uses (such as clinics, veterinary/medical practices, training facilities etc) could be permitted. Non office uses would be subject to the usual planning consents for change of use. Interested parties are advised to enquire with the Agents for more details.

## TERMS & TENURE

The cleared site is to be sold, Freehold. Our client will provide services to the boundary of the site, with a surface water attenuation tank in position under the car park.

**GUIDE PRICE £150,000 - £175,000 FREEHOLD**

## LEGAL COSTS

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

## ENQUIRIES

All further enquiries should be directed to the Sole Agents, Bettsworths, for the attention of:

Paul Bettsworths BSc (Hons) MRICS  
paul@bettsworths.co.uk  
Tel. 01803 212021

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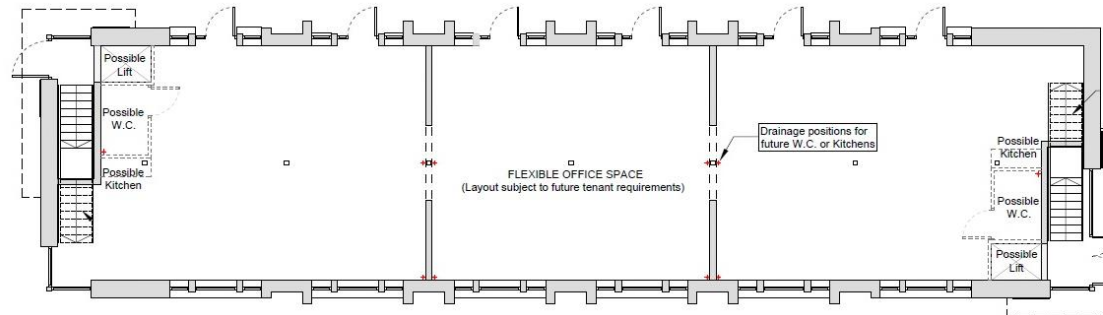
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



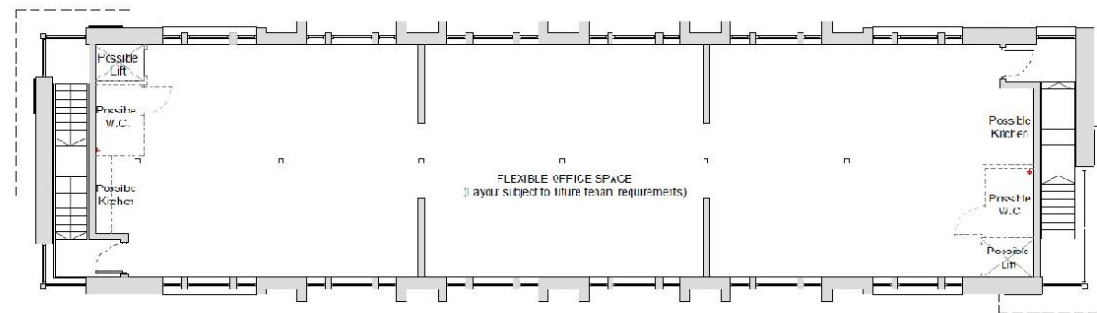


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GROUND FLOOR PLAN  
GROSS EXTERNAL AREA: 572m<sup>2</sup>



FIRST FLOOR PLAN  
GROSS EXTERNAL AREA: 372m<sup>2</sup>

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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