Former Kingswear Primary School

Lower Contour Road, Kingswear, Dartmouth, Devon, TQ6 0BJ

Bettesworths

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Former Educational Premises with Community Use Potential - Approx. 4,730 sq ft (439.4 sq m) Over Three Floors
Only Suitable for Educational, Community and Institutional Occupiers (Use Class F) - Subject to Planning and Statutory Consents
Prominent Detached Former Primary School Building. Sought-After Waterside Village Location in Kingswear, Opposite Dartmouth
Flexible Accommodation Including Classrooms, Assembly Hall, Offices and Ancillary Areas
Available Freehold (Vacant Possession) or To Let on new Full Repairing & Insuring Terms

LOCATION

Kingswear is a highly desirable South Devon waterside village situated on the eastern bank of the River Dart, directly opposite Dartmouth and connected via the Higher and Lower Ferries. The property occupies an elevated and prominent position on Lower Contour Road within an established residential and community setting. Dartmouth town centre is within close proximity, providing a range of retail, leisure and tourism amenities.

The surrounding area is renowned for its coastal beauty and forms part of one of the South West's most sought-after destinations. Road communications are available via the A379 linking to Torbay and the wider South Devon road network.

DESCRIPTION

The property comprises a substantial detached former primary school arranged over ground, first and second floors. The accommodation provides a range of former classrooms, assembly space, offices, kitchen/staff facilities, stores and WC accommodation.

The property extends to approximately 4,730 sq ft (439.4 sq m) overall and offers opportunity for educational, community, cultural or institutional occupiers seeking premises within the Use Class F.

The accommodation includes:

• Large Assembly Hall • Multiple Classrooms of Varying Sizes • Arts Room • Offices and Reception Areas • Kitchen/Dining Facilities • Children's WC Facilities
• Ancillary Stores and Utility Areas.

The property may suit a variety of educational and community-led occupiers, subject to all necessary consents.

Offers in Excess of £500,000 Freehold
Annual Rental of £50,000

Ref No: 5529

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IMPORTANT PLANNING / USER RESTRICTION NOTICE
Interest is ONLY sought from occupiers and purchasers falling within Use Class F of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Permitted uses include: Class F1 – Learning and Non-Residential Institutions

- F1(a) Provision of education
- F1(b) Display of works of art (otherwise than for sale or hire)
- F1(c) Museums
- F1(d) Public libraries or public reading rooms
- F1(e) Public halls or exhibition halls
- F1(f) Public worship or religious instruction (or in connection with such use)
- F1(g) Law courts

Class F2 – Local Community Uses

- F2(a) Small local convenience shops selling essential goods (subject to statutory size and distance limitations)
- F2(b) Halls or meeting places for the principal use of the local community
- F2(c) Areas or places for outdoor sport or recreation (excluding motorised vehicles or firearms)
- F2(d) Indoor or outdoor swimming pools or skating rinks

ACCOMMODATION
Approximate floor areas are understood to be as follows:

Floor	Description
Ground Floor	Reception, Offices, Kitchen/Staff Areas, WC facilities & Stores
First Floor	Classrooms, Assembly Hall, Offices & Ancillary Accommodation
Second Floor	Mezzanine and Ancillary accommodation

Floor plans are available for identification purposes only and are not to scale.

TENURE
The property is available either:

- Freehold with Vacant Possession, or
- To Let on new commercial Full Repairing & Insuring lease terms, exact terms to be agreed.

BUSINESS RATES
Rateable Value: £18,000.

Please note: This is not Rates Payable. Interested parties should make their own enquiries with the Local Authority regarding Rates Payable.

SERVICES
We understand that mains electricity, water and drainage are connected. Interested parties should make their own enquiries and satisfy themselves as to the condition and adequacy of all services.

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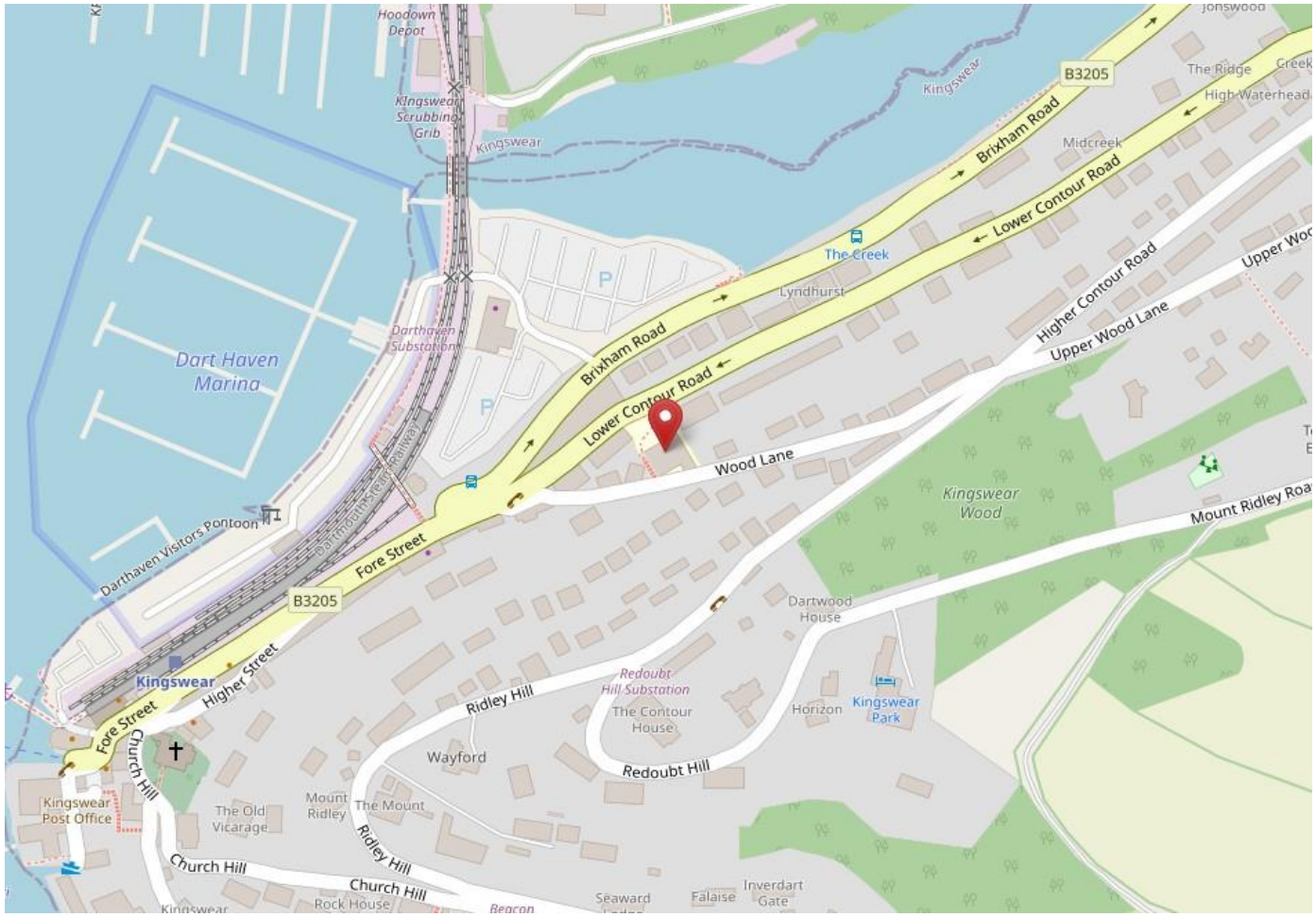
VAT
We are advised that VAT may be applicable. Interested parties should make their own enquiries.

LEGAL COSTS
Each party are to bear their own legal costs incurred in any transaction.

EPC RATING C

VIEWING
Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.



Interested in this property?
T.01803 21 20 21 **bettesworths.co.uk**

Family Business
3 Generations
Since 1943

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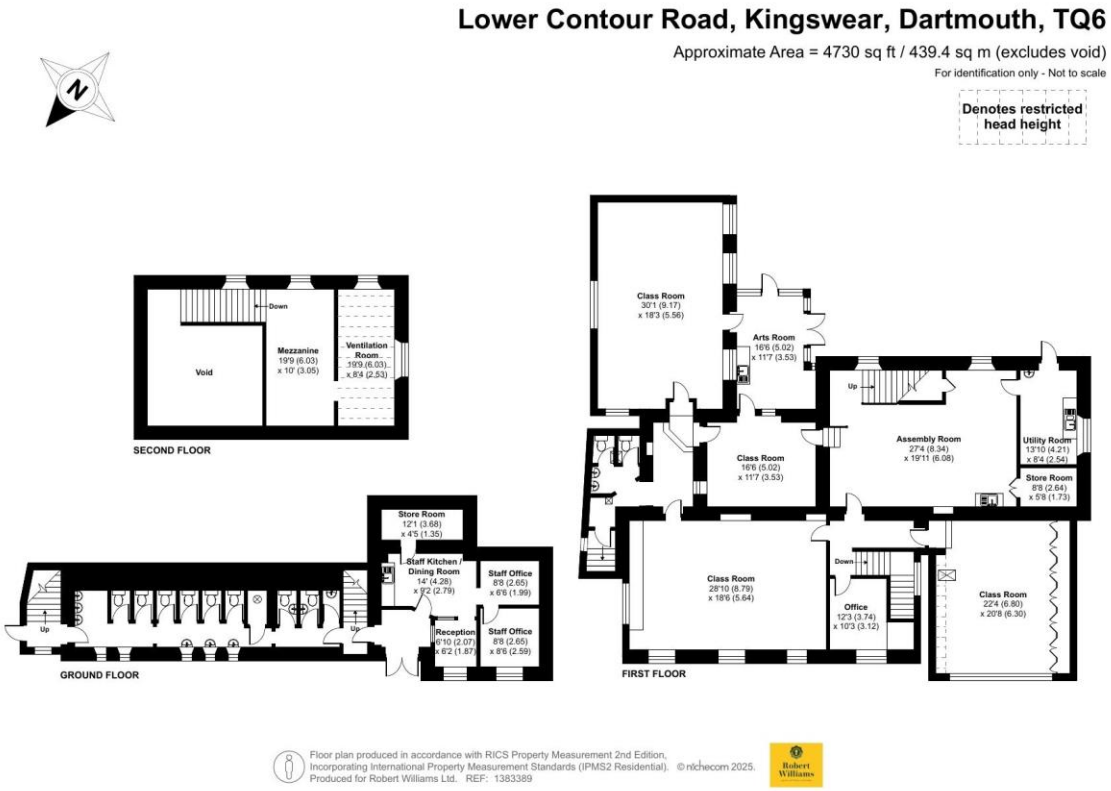

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Williams Ltd. REF: 1383389

www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB

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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