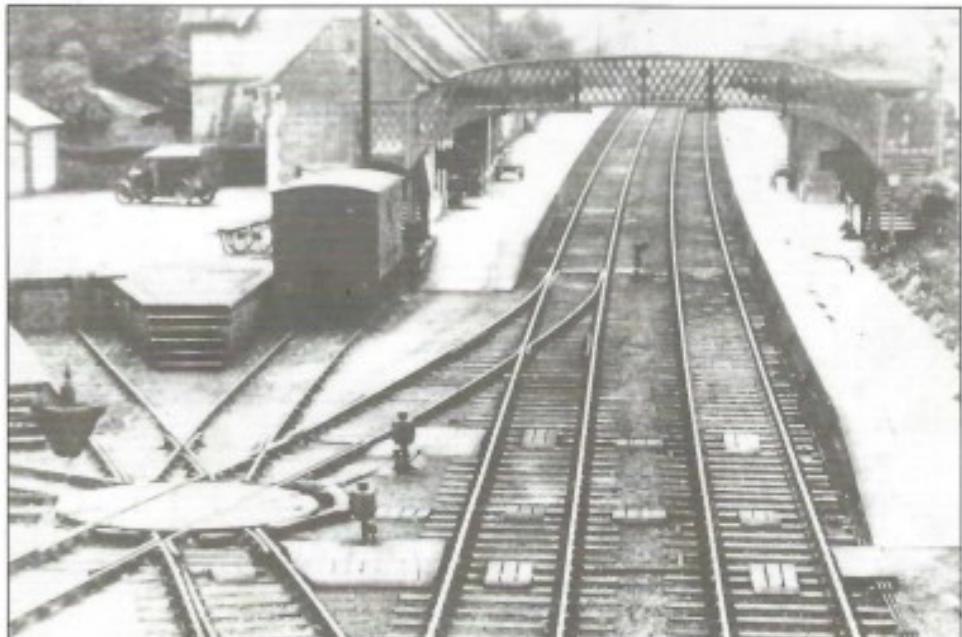


*The*  
**BRISTOL**  
*Auction*

*A Portfolio of Forty Properties  
on behalf of*

 **Property Board**



YATE STATION CIRCA 1905

2.30 pm, 14th February 1996  
The Forte Crest Hotel, Filton Road, Hambrook, Bristol BS16

Hartnell Taylor Cook  
and  
Nelson Bakewell

### EXMINSTER, Devon, Old Station House, Station Road *AA*

**LOCATION** The site is located off the main A379 Exeter to Dawlish Road, approximately 1 mile south of Junction 31 of the M5 Motorway.

**DESCRIPTION** The site comprises a long thin strip of land adjacent to the railway line. The former station building consists of a Grade II listed part single-storey part two-storey building of rendered stone/block construction under a pitched tiled roof. Internally, the property has been part refurbished for use as a restaurant.

#### APPROXIMATE SITE AREA

5,453 m<sup>2</sup> (1.34 acres).

#### BUILDING AREA

215 m<sup>2</sup> (2,317 sq ft)

**TENURE** Freehold.

**COSTS** The purchaser will contribute £1,000 plus VAT towards the vendor's surveyors/solicitors costs.

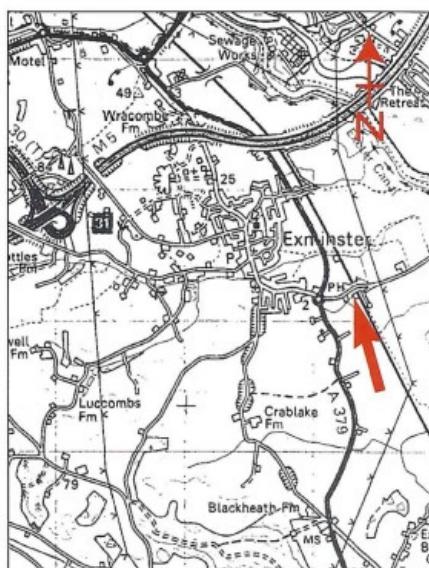
**SPECIAL REQUIREMENTS** The purchaser will be required to erect and maintain a 1.4 m high, seven strand wire fence on concrete posts between points marked A, B, C and D as shown on the plan and to maintain existing fencing and the gate to the remaining Rail Track boundaries.

**ACCESS** The property has access from Station Road.

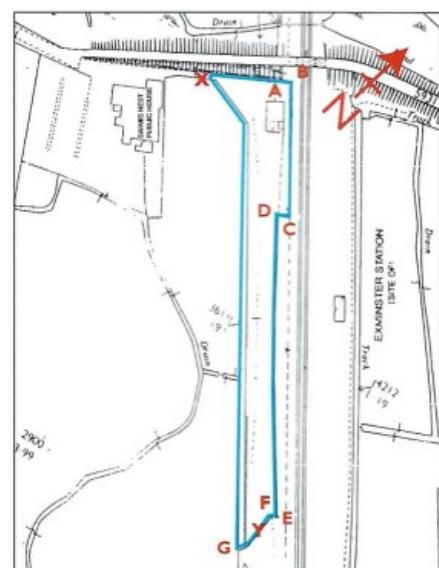
**PLANNING** The building has been partly converted for use as a restaurant, for which planning consent was obtained. (Ref: 89/2330/423) and listed Building Consent (Ref: 89/2457/427).

**LOCAL AUTHORITY** Teignbridge District Council, Tel: 01626-611 01.

**VAT** Value Added Tax is applicable to this lot.



© Crown Copyright



© Crown Copyright

### IVYBRIDGE, Devon, Land and Former Goods Shed

40

**LOCATION** Ivybridge is approximately 7 miles east of Plymouth on the A38. The site is located on the north side of Ivybridge on the edge of the Dartmoor National Park and to the rear of Crescent Road.

**DESCRIPTION** The site comprises a long thin strip of land adjacent to the Plymouth to Exeter Railway Line with a former goods shed of brick construction under a pitched corrugated roof.

#### APPROXIMATE SITE AREA

1.2305 hectares (3.04 acres).

#### BUILDING AREA

377m<sup>2</sup> (4,058sq ft)

**TENURE** Freehold.

**COSTS** The purchaser will contribute £200 plus VAT towards the vendor's surveyors/solicitors costs.

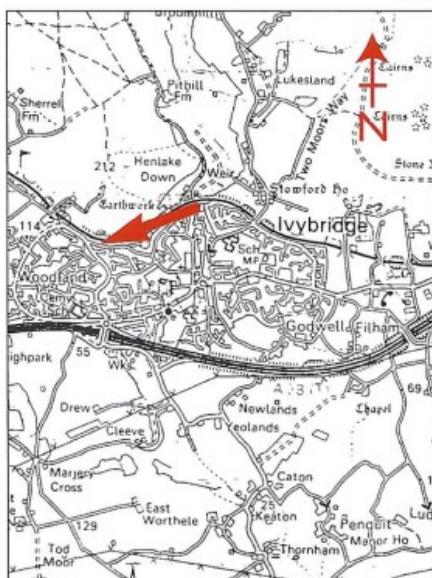
**SPECIAL REQUIREMENTS** The purchaser will be required to erect a 1.8 m high welded mesh fence on concrete posts between points marked A, B and C as shown on the plan and to provide a 1.8 m high gate at the point marked X.

**ACCESS** The property has independent access from the public highway. Rail Track will require access over the land on the route coloured brown on the plan.

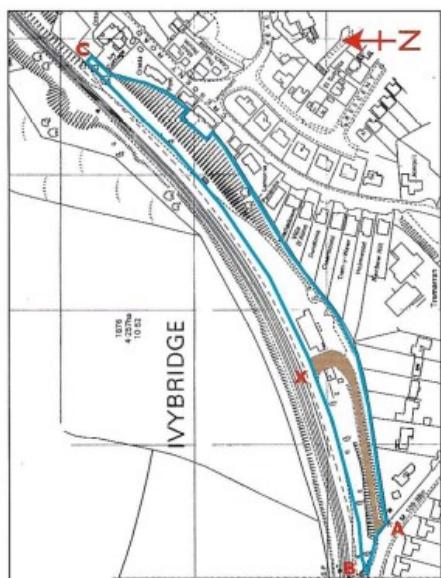
**PLANNING** There are no outstanding planning applications relating to the property.

**LOCAL AUTHORITY** South Hams District Council, Tel 01803-861 234.

**VAT** Value Added Tax is applicable to this lot.



© Crown Copyright



© Crown Copyright

### HEATHFIELD, Devon, Land in Station Yard

48

**LOCATION** The site is accessed directly off the A38, approximately 5 miles north of Newton Abbot and 2 miles south-east of Bovey Tracey.

**DESCRIPTION** The site comprises an access road and large former siding which fans out to form an area of predominantly open land edged with forestry. There is also a brick-built building with metal roller shutter doors at either end, erected by the tenants, which is included in the site.

#### APPROXIMATE SITE AREA

2.3063 hectares (5.70 acres).

#### BUILDING AREA

197m<sup>2</sup> (2,118 sq ft)

**TENURE** Freehold.

**TENANCY** The building on site is let to **Geest Industries Ltd** for a term of 42 years from 1st September 1961 at rent of £75 pa.

**COSTS** The purchaser will contribute £500 plus VAT towards the vendor's surveyors/solicitors costs.

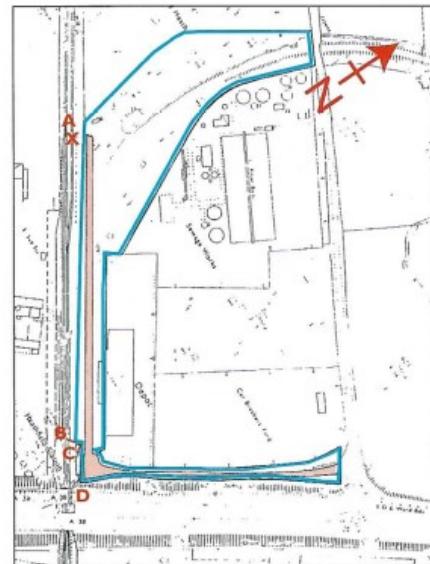
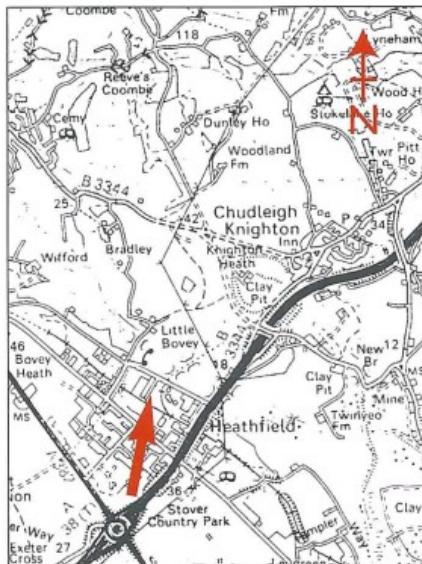
**SPECIAL REQUIREMENTS** The purchaser will be required to erect a 1.8 m high welded mesh fence on concrete posts between points marked A, B, C and D as shown on the plan and to provide a gate at point X.

**ACCESS** The property has independent access from the public highway. Rail track will require a right of access over the route coloured brown as shown on the plan.

**PLANNING** There are no outstanding planning applications relating to this site.

**LOCAL AUTHORITY** Teignbridge District Council, Tel: 01626-611 01.

**VAT** Value Added Tax is applicable to this lot.



**Current rent reserved  
£75 per annum**

**VENDOR'S SOLICITORS**  
Church Adams Tatham & Co (Roger Martinez)  
Chatham Court, Lesbourne Road, Reigate, Surrey, RH2 2FN  
Tel: 01737-240 111 Fax: 01737-248 249

## YEOFORD, Devon, Near Crediton, Former Goods Yard off Station Road

**LOCATION** The property is situated in the centre of Yeoford which lies approximately 3 miles west of Crediton and is easily accessed from the A377.

**DESCRIPTION** The site, a former goods yard, comprises a long strip of land which opens out to form a triangular plot adjacent to Station Road.

### APPROXIMATE SITE AREA

2.18 hectares (5.38 acres).

**TENURE** Freehold.

**TENANCY** Yard for domestic garage and garden let to **A T & J D Cole** from 7th August 1990 at a current rent of £103.94 pa, increased annually by the RPI determinable upon 3 months notice.

**COSTS** The purchaser will contribute £200 plus VAT towards the vendor's surveyors/solicitors costs.

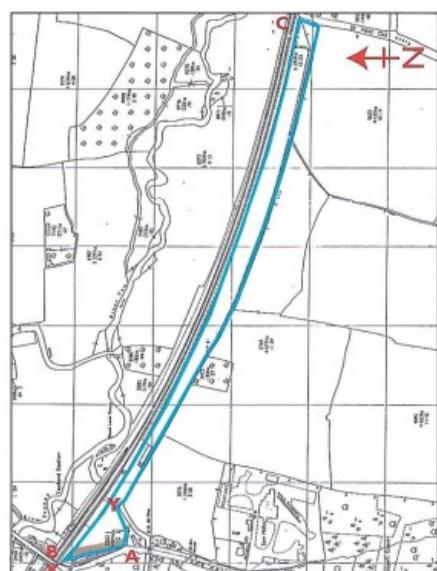
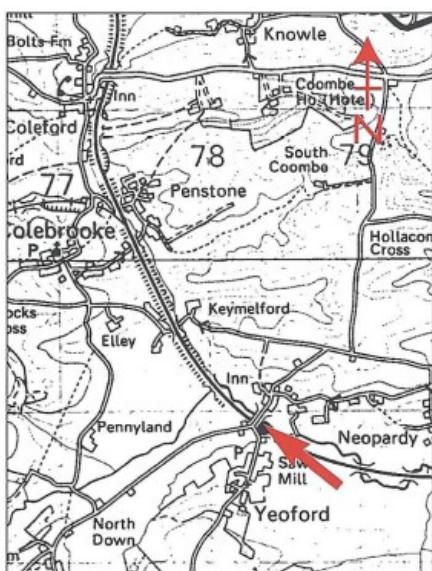
**SPECIAL REQUIREMENTS** The purchaser will be required to erect a 1.4 m high, seven strand wire fence on concrete posts between points marked A, B and C as shown on the plan and provide a 1.4 m high gate at point X. There is a bridge at point Y, over the river Yeo.

**ACCESS** The property is accessed directly from Station Road. Railtrack will require access over the route as marked brown on the plan.

**PLANNING** The Parish Council obtained planning permission for a car park for 32 cars, dated 11th October 1991 (Ref: 28164/31).

**LOCAL AUTHORITY** Mid Devon District Council, Tel: 01884-255 255.

**VAT** Value Added Tax is applicable to this lot.



**GUNNISLAKE, Cornwall,  
Site of Former Station, Chawleigh Close**

3517.

**LOCATION** Gunnislake lies approximately 3 miles south-west of Tavistock on the A390 and approximately 12 miles north of Plymouth. The site is situated on the north side of Sand Hill (A390), directly opposite the new station.

**DESCRIPTION** The land comprises a largely flat, partly tarmaced area which is made up of a dismantled railway line and former station. The whole site is fringed with trees.

**APPROXIMATE SITE AREA**

1.1234 hectares (2.78 acres).

**TENURE** Freehold.

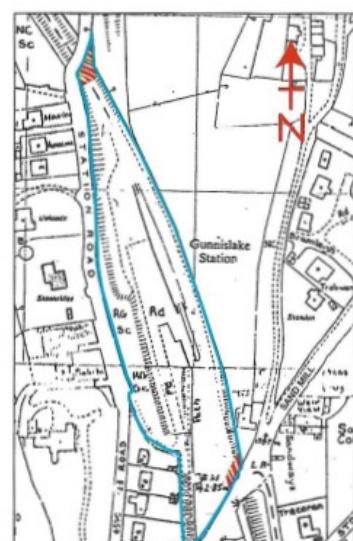
**COSTS** The purchaser will contribute £1,000 plus VAT towards the vendor's surveyors/solicitors costs.

**ACCESS** The property has direct access from the public highway via Chawleigh Close.

**PLANNING** The site has an outstanding outline planning consent for residential development, dated 25th March 1993 for 20 dwellings and garages, (Ref: 591/1445/0), subject to a Section 106 Agreement.

**LOCAL AUTHORITY** Caradon District Council, Tel: 01579-341 000.

**VAT** Value Added Tax is applicable to this lot.



**VENDOR'S SOLICITORS**

Church Adams Tatham & Co (Peter Jackson)  
Chatham Court, Lesbourne Road, Reigate, Surrey, RH2 2FN  
Tel: 01737-240 111 Fax: 01737-248 249

Full Vacant Possession