

YARD
RETAIL
INDUSTRIAL

Unusual opportunity to acquire the freehold of a 2.0 Acre Commercial Site
on the edge of Loddiswell, being suitable for a variety of potential uses
(Subject to all necessary consents)

**Noon
Roberts** | 
PROPERTY CONSULTANTS



4 Northleigh House
Thorverton Road
Matford Business Park
Exeter, Devon EX2 8HF

T. 01392 691007
M. 07831 273148
W. noonroberts.co.uk
E. tn@noonroberts.co.uk

Offers invited upon a guide price of £400,000 Freehold
Buildings of 324 sq.m (3,490 sq.ft) plus Site Managers Accommodation on a site of Approx. 2 acres
Emperor Lakes, Blackdown Cross, Loddiswell, Kingsbridge, TQ7 4EA

SITUATION AND DESCRIPTION

Located off the B3196 just after California Cross and before the village of Loddiswell, this is a substantial site of approx. 2 acres that has been used for a number of commercial uses over the years including most recently for the growing on of fish and aquatic plants. (The Emperor Lakes to the rear are under separate ownership and are unaffected by this sale) The A38 Dual Carriageway is approximately 5 miles distant linking Exeter and the M5 Motorway with Plymouth and Cornwall to the west. Ivybridge is approximately 8 miles away offering a full range of facilities and amenities, with the sought after towns of Kingsbridge and Dartmouth also within easy reach. The central location of this site in the South Hams will be attractive to a wide range of Businesses.

The site currently comprises a range of basic commercial buildings running along one boundary, plus several concrete bases where additional buildings once stood. At the top of the site is a Barn which was converted over 10 years ago to form site managers accommodation. We understand this does not currently have planning consent but due to the length of time it has been occupied, could offer an opportunity to obtain a Certificate of Lawfulness if required, or could be converted to an Office etc. The site therefore offers great scope for a Business to adapt and develop the site for their particular Business use which could include a Builder's, Scaffolders or Plant and Equipment yard, Timber Yard, Agricultural Contractors Yard etc. These uses would all be subject to obtaining the necessary Planning and Building Regulations consents.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum dimensions are as follows: -

Building No 1 (Lower area) 8.6m x 5.6m (28'4" x 18'7") max
Concrete floor. Double doors. Translucent roof panels.

Building No 1 (Upper area) 18.2m x 5.9m (59'8" x 19'4") max
Part floored with timber.

Building No 2 10.3m x 4.5m (33'10" x 14'9") max
Some block low dividing walls. Concrete floor.

Building No 3 14.98m x 8.1m (49'2" x 26'8") max
Concrete floor. Fish tank plus some low block dividing walls.

Site Managers Accommodation

Converted from part of the original commercial building and offering a Sitting Room, Kitchen, Bathroom and Bedroom. (Agents Note: We understand that this conversion does not have planning consent for a change of use to a Residential use, but has been occupied for over 10 years as Managers Accommodation)

Yard Area

The Yard is a gently sloping gravelled and hard cored yard area with some concrete bases from previous buildings which have now been removed. The Yard area is surrounded by a bund and shared access track around the outside (as per aerial photograph) This track is part of this site, but also provides access to the Fishing lakes below

PLANNING

The site has an extensive planning history which was originally linked to the fishing lakes below but which are now separate, and under different ownership. Please see below a link to the South Hams Planning Portal for the most relevant consent:-

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/103061>.

This Planning Reference **No 32/2385/10/CLE** was for a Lawful Development Certificate for an existing use or operation or activity for 7 buildings and 5 hard surfaced car-parking areas and was granted in February 2011. A copy of the plans, the Officers Report accompanying this consent and a copy of the Certificate of Lawfulness are enclosed below, however interested parties should make their own enquiries of the planning authority.

PRICE AND TENURE

Unconditional offers are invited upon a guide price of £400,000 for the freehold of this substantial site with vacant possession on completion.

Interested parties will be required to confirm they have satisfied themselves with the planning history of the site and that their offer is not subject to planning.

BUSINESS RATES

We have been unable to find a current Rateable Value for the premises. For further information please contact South Hams District Council business rates Department (01803 861234)

ENERGY PERFORMANCE CERTIFICATE

We understand that workshops and Industrial Sites that have a low energy demand are not required to have an EPC and have an exemption from the regulations. Please see link below.

<https://www.gov.uk/energy-performance-certificate-commercial-property/exemptions>

Interested parties are encouraged to make their own enquiries.

INDUSTRIAL
OFFICE
RETAIL

SERVICES

We understand that mains water and electricity are available with a private drainage system located on the site. An LPG gas tank is located by the entrance for the central heating in the Manager Accommodation.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0747)



Tel. 01392 691007

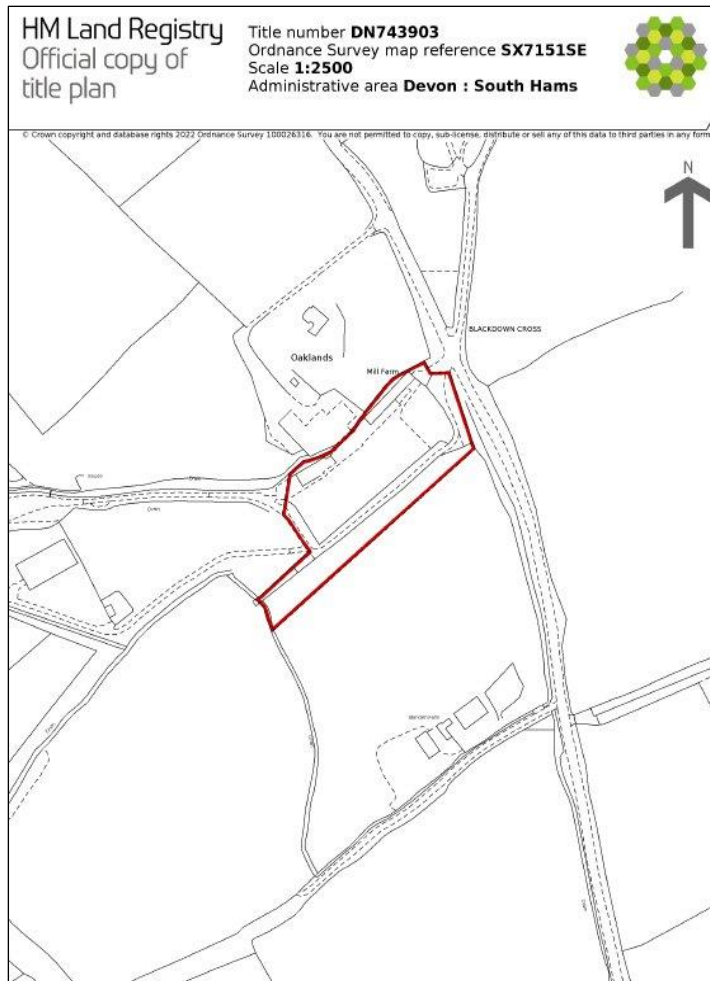
Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web: www.noonroberts.co.uk



Title Plan showing Site Boundaries



INDUSTRIAL
OFFICE
RETAIL



4 Northleigh House
Thorverton Road
Matford Business Park
Exeter, Devon EX2 8HF

T. 01392 691007
M. 07831 273148
W. noonroberts.co.uk
E. tn@noonroberts.co.uk



**South Hams
District Council**

SOUTH HAMS DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED
BY SECTION 10 OF THE PLANNING AND COMPENSATION
ACT, 1991)
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER, 1995 - ARTICLE 24

**GRANT OF CERTIFICATE OF LAWFULNESS FOR EXISTING
USE OR DEVELOPMENT**

Application No.: 32/2835/10/CLE Date Received: 30 November 2010

Applicant:
Mr D Lidstone
Emperor Lakes
Loddiswell

Agent:
Foot Anstey,
Senate Court
Southernhay Gardens
Exeter
EX1 1NT

The South Hams District Council hereby certify that on 8/12/2010 the use or operation described in the First Schedule to this certificate in respect of land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (amended), for the following reason (s):

On the balance of probabilities, officers are satisfied that the applicant had made out the requisite 10 year period in relation to the stationing of 7 buildings and 4 year period for the 5 hardstandings in relation to fishing activities.

First Schedule – Lawful Development Certificate for an existing use or operation or activity for 7 buildings and 4 year period for the 5 hardstandings in relation to fishing activities.

Second Schedule – Emperor Lakes and Livery, Blackdown Cross, Loddiswell, TQ7 4EA. This Decision Notice refers to drawing nos. E.L.S REF PLAN - B & E.L.S REF PLAN - A & E.L.S PLAN - C received on 8 December 2010.

IT IS IMPORTANT THAT YOU READ THE NOTES OVERLEAF

Signed **Mr S Munday**

Head of Development Management
On behalf of South Hams District Council
Dated this 02 February 2011

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use or operation specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date, and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use or operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Offers Report from Planning Application – 32/2835/10/CLE

32/2835/10/CLE

OFFICER DELEGATED –CASE OFFICER PLANNING APPLICATION REPORT

Case Officer: Mr Dean Kinsella

Application No: 32/2835/10/CLE

Date received: 30 November 2010

Agent/Applicant:

Miss I Diver
Foot Anstey
Senate Court
Southernhay Gardens
Exeter
EX1 1NT

Applicant:

Mr D Lidstone
Emperor Lakes
Loddiswell

Site Address: Emperor Lakes and Livery, Blackdown Cross, Loddiswell, TQ7 4EA

Development: Lawful Development Certificate for an Existing use or operation or activity for 7 buildings and 5 hard surfaced car parking areas

Consultations:

- County Highways Authority - No highway implications
- South West Water - No Comment
- Environment Agency - Standing Advice (No Objection)
- Environmental Health Section - No Comment
- Drainage Engineer - No Comment
- Building Control - No Comment
- Parish Council - No Comment
- Other

The Proposal

The application seeks a certificate of lawful development for an existing use for 7 buildings and 5 hard surfaced areas. The applicant has submitted a plan showing where the various elements of the application are sited. This report should be read in conjunction with these plans. In total there are 7 buildings currently on the site these are label B1 – B8 (B3 being are hard standing only) The buildings are used for a range of functions including toilet facilities, rest rooms and storage areas. C1 –C5 on the plan also show hardstandings for carparking, in total there are 30 spaces.

DC0903MW

32/2835/10/CLE

Material Planning Considerations

Planning History
Supporting information

Planning History

32/0908/89/3 – Construction of coarse fishing ponds and trough

Planning Policy

This application is not for consideration against policy and is for a matter of fact and degree.

Representations

None have been received

Analysis

Background

The application comes as a result of a number of structures and associated works that have been carried out on the land over a number of years. The owner is now seeking to regularise the works to the site and the two applications are submitted in an attempt clarify that the works have been carried out in excess of 10 years.

The applications

The application was received on 30 November 2010 for a Certificate of Lawfulness for the stationing of 7 structures and hardstandings. In support of the application the following was submitted:

Statutory Declaration from Mr John Baron, Mr Barry James, Mr Roy Johnson, Mr Christopher Blackler & Mr Jeremy Hiscutt.

The Statutory Declarations includes a statement from the previous owner, who confirm that they were granted permission in 1989 for the construction of coarse fishing ponds and troughs on the 21 hectare site. Mr Baron confirmed that at the time of purchasing the site there were 3 buildings on the site, a large barn (marked B1), which was divided internally into 4 sections a shower/wash room, managers office, storage and then a rest room/ tea room. In 1996 the storage area was changed to hold 53 x 250 gallon tanks, for the rearing of some native carp fry. The second building, B2 is a large machine Shed which has been used as a workshop / storage building and the annex used for the propagation of aquatic plants and rearing of the carp. The third was a concrete building marked which was demolished leaving the hard standing only.

Mr Baron then continues to confirm that building B4 was built in 1990 and is used as a toilet block. A photo has been included on the toilet block in 1994. Building B5 is also a toilet block, with building B6 being erected in 1994 for overnight accommodation by the anglers.

Building B7 is currently being used as a water bailiffs office & tool store.

DC0903MW

32/2835/10/CLE

With regards to the hardstanding it has been confirmed that areas C1 & C2 were laid in 1989 areas C3, C4 & C5 were laid in 1991 when the second pond was constructed.

The remaining Statutory Declarations support the above in that they all confirm that all the development discussed above was in place by 1995.

Officers have also had discussions with the owner of the adjoining land to the site they confirmed that the works and structures, including the portacabin had been on the site for many years, before the current owners brought the land.

In a supporting statement it outlines that the cabin was in place in 1992 and one third of the structure is used for storage and the remainder used as a tea room for members of the lake and/or their families.

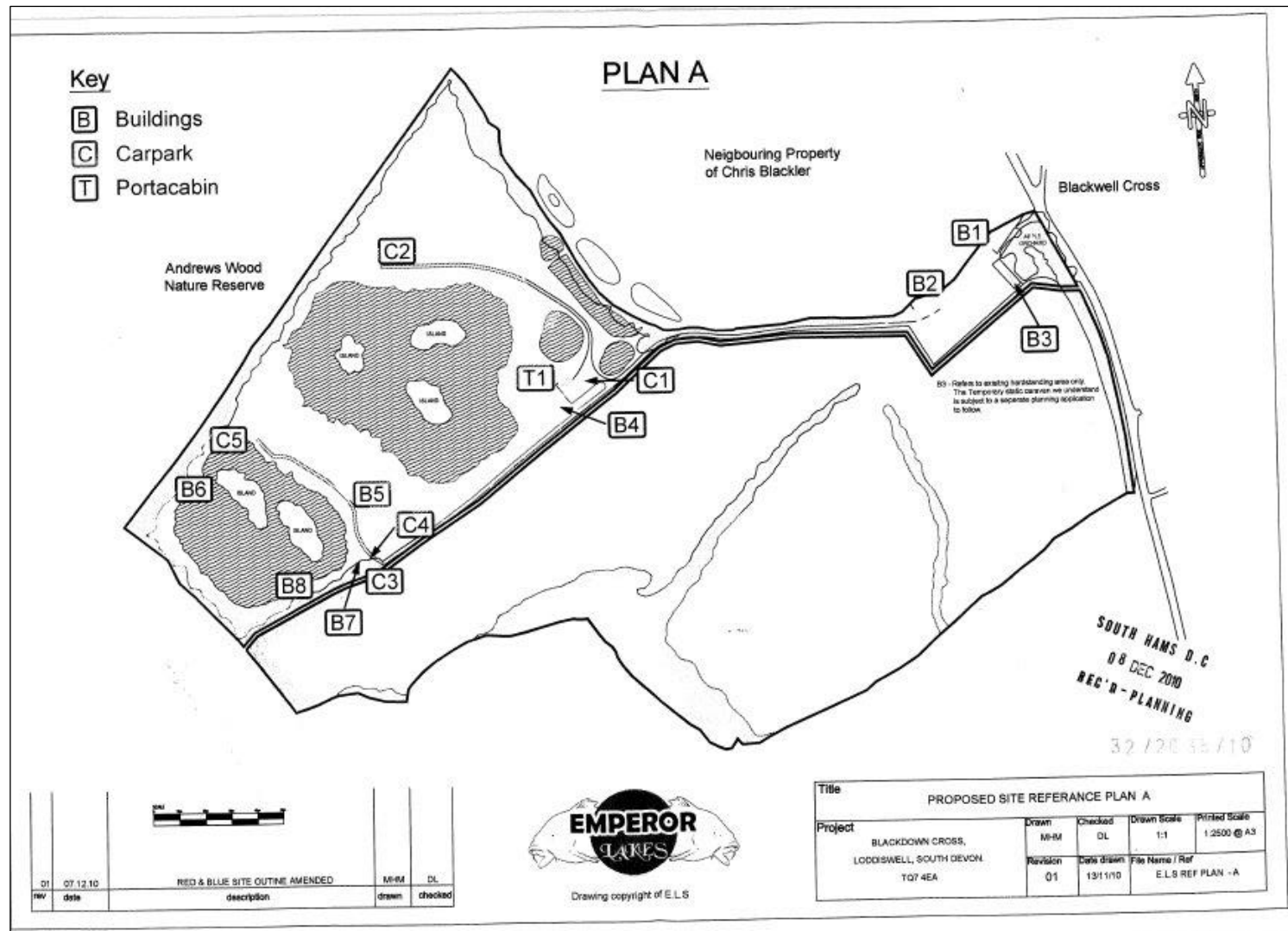
Conclusion

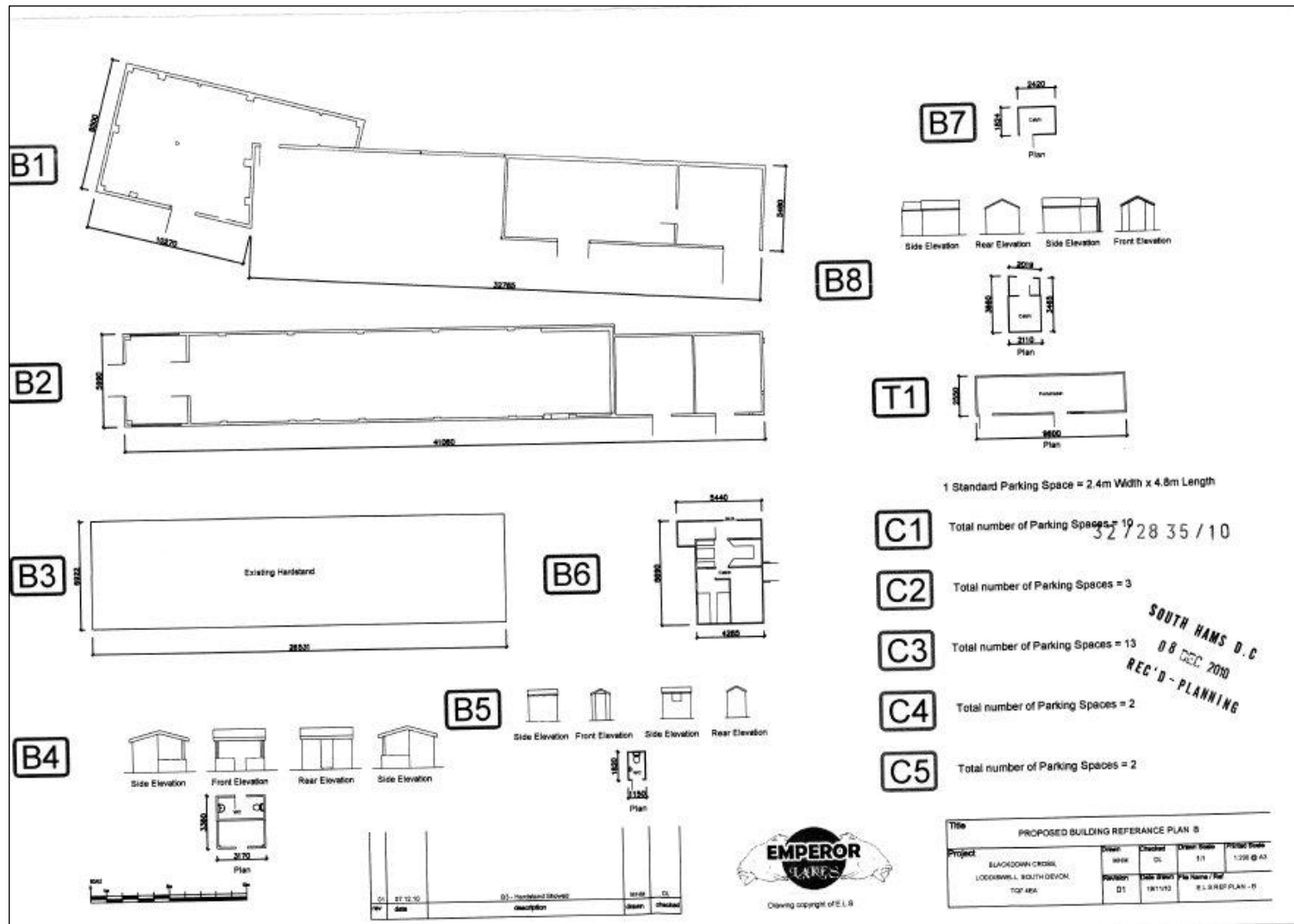
On the balance of probabilities, officers are satisfied that the applicant had made out the requisite 10 year period in relation to the stationing of 7 buildings and 4 years to the 5 hardstandings in relation to fishing activities at Emperor Lakes and Livery continuously for 10 years.

Considerations under Human Rights Act

Due regard has been given to the provisions of the Human Rights Act, and in particular to the rights under Article 1 of the First Protocol of the applicant(s) with respect to his/her/their right to peaceful enjoyment of possessions and protection of the property. Due regard has also been given to the rights, under Article 8, of local residents with respect to their rights for private and family life. In arriving at a recommendation the rights of the applicant(s) have been balanced against the interests, as expressed through the Development Plan and Central Government Guidance.

DC0903MW





T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk

