

# HUDSON & Co

## ***FREEHOLD*** **DEVELOPMENT SITE** ***EAST DEVON***



***ALFINGTON STORES & SERVICE STATION, NR OTTERY ST MARY,  
EAST DEVON EX11 1NX***

***\*Interesting opportunity to acquire a good-sized site on the edge of  
Alfington Village, incorporating the Village Shop with Filling  
Station, Workshops & 2 Bed Bungalow\****

***\*Good Road Frontage, Mains Water & Electricity, Septic Tank Drainage\****

***\*Redevelopment Potential, subject to consents\****

***\*Excellent Self-Build / Development Opportunity\****

***\*Attractive Village location close to A30\****

## **FOR SALE**

**01392 477497**

# **ALFINGTON STORES & SERVICE STATION, NR OTTERY ST MARY, EAST DEVON EX11 1NX**

**LOCATION:** The property occupies a prominent position on the southern edge of the attractive and popular village of Alington, in a sought after area of East Devon, close to Ottery St Mary, and having extensive frontage to the B3177 road linking Ottery with the market town of Honiton. Whilst rural, the property is conveniently situated for access to the A30 which lies a short distance to the north providing easy access to Exeter, the M4 and the A303 to London. To the south the seaside towns of Sidmouth, Seaton and Exmouth are within easy driving distance.

**DESCRIPTION:** Forming a rectangular shaped site with an area of approximately 0.19 acre, the property has been trading as Alington Stores & Service Station since the 1960's. The front forecourt adjoins upper and lower workshops, while the two-bedroom bungalow occupies an elevated position to the rear. The property is more fully described as follows:

## **COMMERCIAL PREMISES**

### **Fuel Forecourt**

Full site frontage: **45.09m (148ft)**

Dual tarmac approaches to an un-canopied forecourt area, wide enough for two cars, and incorporating two fuel pumps drawing on two small underground tanks (each of 2,270 litres / 500 gals capacity) serving diesel and unleaded fuel respectively. There is an illuminated pole sign adjacent to the road.

### **Shop 35.32 sq.m 380 sq.ft**

A detached building occupying an elevated position to the side of the forecourt, accessed from both the front and from the owner's bungalow to the rear. The building is of block construction under a pitched asbestos cement roof. The front elevation incorporates a pedestrian door and display window.

### **Workshop 1 27.09 sq.m 300 sq.ft**

Located to the rear of the forecourt, partly below the dwelling, the workshop is accessed through an up and over steel loading door, and the main bay is sufficient to accommodate two small cars. A side bay provides a useful work / storage area and gives access to an inspection pit below the workshop above.

### **Workshop 2 20.35 sq.m 219 sq.ft**

Located at an upper level, and accessed from a concrete surfaced driveway to the side of the forecourt, which also accesses the owner's bungalow. A pre-cast concrete structure under an asbestos cement roof incorporating roof lights. New timber bi-fold loading doors give access to this useful workshop that benefits from an inspection pit, which is also accessed from the workshop below.

## **BUNGALOW**

Occupying an elevated position above the forecourt, a timber framed cement rendered bungalow under a pitched tiled roof, and benefiting from an adjacent parking space and an attractive garden to the side. The rear boundary borders onto an adjacent field.

The accommodation comprises of as follows:

<b>Conservatory style Hallway</b>	<b>2.60 m x 1.60 m</b>	<b>8'8" x 5'4"</b>
<b>Kitchen</b>	<b>4.00 m x 2.40 m</b>	<b>13' 8" x 8'6"</b>
	<b>1.20 m x 2.60 m</b>	<b>4'0" x 8'6"</b>
<b>Lounge</b>	<b>5.60 m x 3.60 m</b>	<b>18' 6" x 11'8"</b>
	<b>2.30 m x 2.70 m</b>	<b>7'6" x 8'10"</b>

Sunny, south facing aspect with pleasant rural outlook. Single drainer stainless steel sink unit, range of worktops / cupboards, electric cooker and plumbed for washing machine. Serving hatch to lounge.



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# **ALFINGTON STORES & SERVICE STATION, NR OTTERY ST MARY, EAST DEVON EX11 1NX**

L shaped spacious and nicely proportioned room with a feature stone wall and open fireplace and having a picture window opening onto a large patio balcony.

## **Central Hall**

Airing cupboard, recently installed central heating boiler, hot water cylinder and immersion heater.

<b>Bedroom 1</b>	<b>5.40 m x 2.70 m</b>	<b>17'10" x 8'9"</b>
	<b>0.80 m x 1.90 m</b>	<b>2'8" x 6'3"</b>

Good sized double bedroom which was originally two rooms.

<b>Bedroom 2</b>	<b>3.10 m x 2.20 m</b>	<b>10'3" x 7'3"</b>
	<b>2.10 m x 0.40 m</b>	<b>6'10" x 1'4"</b>

## **Bathroom**

Part tiled with panelled bath and vanity / WHB unit.

## **Toilet**

LL WC & WHB

**SERVICES:** We are informed that the property is connected to mains electricity and water. Drainage is to soakaway and septic tank. Heating is by an electric fired central heating system and hot water is provided from an immersion powered hot water tank.

**RATING:** We are advised by the Valuation Office website that the property is assessed as follows:

GARAGE

**Assessed as Shop & Premises**

**Rateable Value:** £2,650

**Rates Payable (2021 / 2022):** £0 (Small Business Rates Relief)

DWELLING

**Council Tax Band:** C

**Amount Payable (2021 / 2022):** £1,816.60

Interested parties should check these assessments and their potential rates liability with the VOA or local rating authority, East Devon District Council Tel: 01395 516551

**TENURE:** Freehold. We are not aware of any easements or rights of way favouring third parties.

**ENVIRONMENTAL:** The property has been used as a filling station for many years and incorporates fuel storage tanks which are in use. Prospective purchasers should address their own enquires in this respect to the appropriate authority.

**PLANNING:** The site has been used as a village stores with fuel retailing and vehicle / motorcycling related repairs and maintenance work since the 1960's, and is consented by way of an established use. We consider that the property has potential for redevelopment in an alternative use, the most valuable consent being a form of residential use, either as a single or multiple of units, subject to the receipt of an appropriate planning consent. Prospective purchasers should address their planning enquiries to East Devon District Council Sidmouth Tel: 01395 516551

**EPC:** Bungalow: Energy Performance Rating G

**TERMS:** The property is available **FOR SALE** with full vacant possession. **Guide-price: £265,000.**

**LEGAL COSTS:** Each party to be responsible for their own legal costs in connection with this transaction.

## **VIEWING & FURTHER INFORMATION:**

Strictly by prior appointment through

The sole agents:

**HUDSON & Co. Tel: 01392 477497**

Contact: **DAVID EDWARDS / SUE PENROSE**

info@hudsoncom.co.uk

Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

# 01392 477497