



The Mill , 8 Chapel Street, Dulverton, Somerset TA22 9HF

A substantial Grade II Listed former water mill ideal for redevelopment

Short Walk to Dulverton Town Centre. Tiverton 14 miles. Taunton 26 miles

- Centre of Town Location • Former Water Mill • Three Storey Building • Suitable for Conversion or Development subject to Planning Permission • Parking • Exmoor National Park • Freehold

By Auction £250,000

01398 323174 | dulverton@stags.co.uk

Situation

The Mill occupies a very convenient position in Dulverton town within easy walking distance of all local amenities. Dulverton is a delightful small town, which is nestled in the Barle Valley and is well known as The Gateway to Exmoor. It has a strong community and provides good day to day shopping together with three churches, a post office, chemist, medical, dental and veterinary surgeries, restaurants and a well-supported town hall. There is also a good school and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

Tiverton, which is some 14 miles distant, offers further shopping and entertainment facilities and the well-known Blundell's School together with easy access to the M5 and mainline railway station at Tiverton Parkway. The county town of Taunton is 25 miles away and the University and Cathedral City of Exeter lies 29 miles south of the property and boasts a wealth of shopping, recreational and leisure facilities. Exeter Airport lies to the east of the city and offers national and international flights.

Description

The property comprises a collection of buildings located in the heart of Dulverton. The main mill building is a substantial Grade II listed property built of stone piers under a slate roof over three floors. Attached is the single storey Boiler House and former wash rooms. The ground floor is mostly open plan with a side building and former wheel house straddling the leat. The first floor is currently a work space with the top floor being a former residential flat.

The Mill

The Mill is one of Dulverton's iconic buildings, having had a long

industrious history and having been the largest source of employment in the town.

Built alongside the town leat in 1829, the property is thought to have had two water driven wheels. The Mill was owned by the Henry Smith & Co from London initially for woollen production but soon converted for silk and crepe production. A carpenter's joinery then shared the building with the laundry, with the laundry subsequently taking-over the whole building. The Dulverton Laundry successfully employed up to 40 people mostly from the town and finally closed in March 2018.

Outside

The mill is accessed via both Chapel Street and Bridge Street. At the rear is plenty of parking in a courtyard setting. The controlled town leat starts from the River Barle at Northmoor Road and then divides just before flowing under the mill after which it continues back into the river.

Services

Three phase mains electricity, mains drainage and both mains and borehole water supply.

Rights of Way

There are some rights of way for access to neighboring properties over land owned by this property.

Tenure

The land is owned freehold.

Online Traditional Auction

The Auction end date is 28th June 2022. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The



property can be accessed via our website stags.co.uk and <https://app.bambooauctions.com/property/the-mill-5195036>

Byers Administration Fee

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a "buyer's fee" of £2,400 (Inc. VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. There will be an additional administration charge £1200 including VAT

Proof of Identity

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

Definition of Auction and Reserve

- Guide price is an indication of the seller's expectation.
- Reserve Price is a figure below which the auctioneer cannot sell the lot at auction.
- We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.
- Guide prices may change at any time prior to the auction.

Special Conditions of Sale

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack will be available online. It is assumed that the Purchaser will have made all necessary inquiries prior to the auction.

Legal Pack

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page.

It is the purchaser's responsibility to make all necessary inquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

Completion Date

The completion date will be 28 days from the auction or earlier by arrangement.

Solicitor Acting

Jasbir Sandhu, Wards Solicitors - 0117 9292811

Viewings

Strictly by appointment with the agents please. Stags Dulverton Office 01398 323174 or dulverton@stags.co.uk.

Due to the nature of the building and Health and Safety, viewings must be accompanied at all times.

Directions

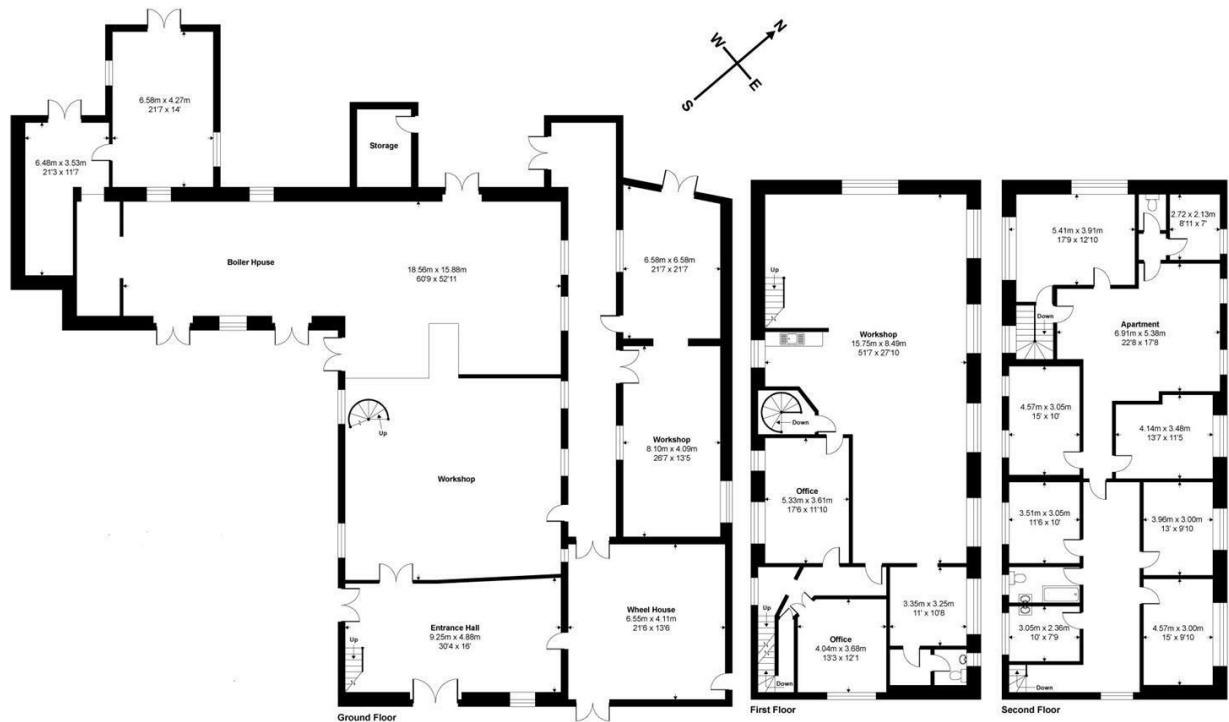
On entering Dulverton on the B3222 continue over the main town bridge and after about 100 metres take a right turn into Chapel Street and The Mill will be found about 50 metres on the right.

Agents Note

There is an EE transmitter installed in the top part of the building which our client currently receives £3000 a year rental.



Approx. Gross Internal Floor Area
815 sq Meters 8779 sq ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



13 Fore Street, Dulverton, Somerset, TA22 9EX
01398 323174
dulverton@stags.co.uk



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