



**STAGS**

Taw Marsh Water Treatment Works , Belstone, Okehampton,  
Devon EX20 1QZ

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A rare and exciting opportunity to purchase 'The Old  
Water Works' in this unrivalled moorland setting.

A30 2.5 Miles, Okehampton 4 Miles, Exeter 25 Miles

• Online Auction • Auction Guide £39,000 • Old Water Works  
Building • Moorland Setting • Freehold

Guide Price £39,000

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## METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Thursday 28 September 2023 at 5.30pm. 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.

## SITUATION

Taw Marsh Water Treatment Works occupies an unrivalled setting within the heart of Dartmoor, lying approximately 1.25 miles from the village of Belstone, having direct access to the open moorland and dramatic tors. The village of Belstone is a particularly unspoilt moorland community, which is well known for its local inn 'The Tors', together with its popular tea room. The nearby town of Okehampton offers an excellent range of locally and nationally owned shops, together with three supermarkets, which include a Waitrose. The A30 dual carriageway, which is easily accessible, provides a direct link west into Cornwall or east to the city of Exeter.

## DESCRIPTION

A rare and exciting opportunity to purchase 'The Old Water Works' which was previously purchased at auction in 2018 by mother & son duo Sue & Max. Built in the late 50's to early 60's, and in operation until the turn of the century, South West Water sold the building in 2014 to another party and the building featured during their ownership on George Clarke's 'The Restoration Man' S4E11 (skip to 40mins 30seconds). 'The Restoration Man' S4E11 (using a VPN connected to the US, skip to 40 mins 30 secs) <https://tubitv.com/tv-shows/444476/s04-e11-fisherman-s-church-revisit>

This fascinating underground building has external staircases at both ends and consists of a central corridor with two long water tanks to either side. At the far end is the former pump room. Skylights light the building and at ground level the building is fully fenced, set just below the building are a series of manholes, the largest of which houses the former balancing tank.

## THE BUILDING

The Old Water Works is located about 20 mins walk South of Belstone village, nr Okehampton, upon the North Moor. The purpose of the main building was to drive off Radon gas from the water extracted from a dozen or so bore holes on Taw Marsh before going on to serve Exeter. The gas was driven off as the water flowed through the two 25m long water tanks while being exposed to sunlight via the sky lights and concurrently being aerated from a network of air pipes below. The second building, 'the balance tank,' served as a means to manage flow from the building and is located approx. 50m away.

The buildings are constructed with reinforced concrete. The main building is very generous in size, some 33m in length and approx. 8m wide. The space is separated into two 25 water tanks separated by a central corridor, and a square 'pump room' at the south end of the building. The ceiling level of the building is the ground level outside with approx. 50m2 of pavement style sky lights protruding just above ground level providing ample light into the building.

During our clients ownership a number of surveys have been carried out including structural, asbestos, and environmental.

## ACCESS

The building benefits from an extant deed of easement from the Duchy of Cornwall over the access track, allowing 4x4 access for the owners only. No members of the public are permitted to proceed in vehicles on to the moor, nor are the owners granted permission to proceed past the building. Upon completion the new owner should register their vehicle details with Belstone Commoners and Belstone Parish Council.

## PLANNING

The current use class is thought to be 'Suis Generis.' Anyone considering change of use are

advised to read the Local Plan carefully. The recently adopted Local Plan is broadly supportive of new business use in the open moorland using redundant buildings, subject to necessary planning permissions. (Strategic Policy 1.3.4) It is thought that residential use would be unlikely. Potential buyers should be aware that the building lays within the North Dartmoor SSSI. The land that comes with the lot is minimal and encompasses not much more than the footprint of the buildings. Nevertheless, interference with flora / fauna to modify the appearance of the land would be prohibited. The fence surrounding the main building delineates the freehold land and protects passers-by and livestock from falling down the steps.

## SERVICES

There are no mains services connected to the building, although it does benefit from having rainwater drain away through drains at both entrances to the building. The installation of permanent power / water / lighting would be subject to the necessary planning consents.

## DIRECTIONS

From Okehampton town centre proceed out of Okehampton as if towards Exeter proceeding up East Street and on in to Exeter Road. Do not join the A30 dual carriageway but carry on across the bridge signposted Belstone, Sticklepath, South Zeal. Just after passing the BP Station on the left hand side, take the right hand turning signposted to Belstone and continue approximately 1.5 miles into the village. Upon reaching the village park in the village and bear left along past the village green (on your left) towards the open moor, take the right hand footpath up onto the moor and proceed along the footpath (approximately 15 minutes) until reaching the Water Treatment works upon your right just before the old stone wall.

## BUYERS & 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 as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional administration fee of £600 inc VAT will be payable by the successful purchaser immediately after the auction.

## DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

## PROOF OF IDENTITY

Under 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.

## 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. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries 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 as dictated by the solicitor and included in the legal pack.



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