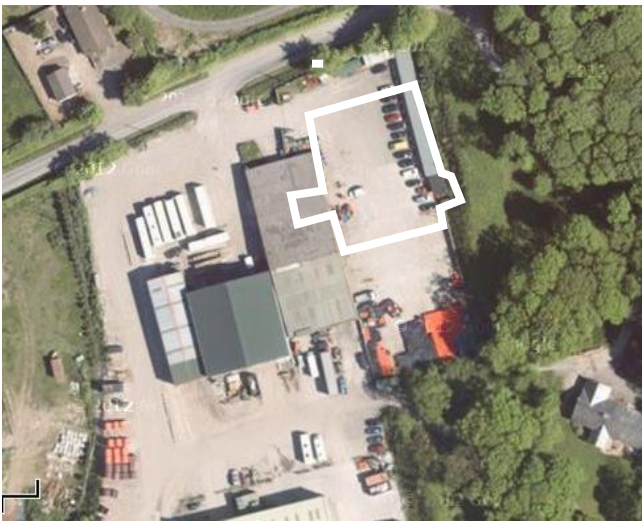


# HUDSON & Co

## OPEN STORAGE YARD & BUILDINGS

**0.30 ACRE (13,345 sq.ft)**

**WEST DEVON / TAVISTOCK**



*Former Northover Fuels Yard, Hayedown Industrial Estate,  
Hayedown, Chillaton, Tavistock Devon, PL19 0WN*

- \*Busy location adjacent West Devon Waste Transfer Depot\***
- \*Suit multitude of uses covering B1, B2 and B8 Use Classes\***
- \*Environmental permits allowing Storage & Treatment  
of non-hazard waste / Previously used by BIFFA\***
- \*Secure hard surfaced yard with or without Portable Offices  
& Workshop / Storage Unit\***
- \*Flexible Terms/Competitive Rental\***

**TO LET**

**01392 477497**

**LOCATION:** The property is situated on the Hayedown Industrial Estate that is located approximately 4 miles north west of Tavistock and 2 miles south of Chillaton. The estate is used by several companies including a number involved in waste collection and recycling, benefitting from the location of West Devon District Council's waste transfer depot that lies immediately adjacent to the property.

**DESCRIPTION:** The property forms a roughly rectangular shaped site, forming an area of approximately **0.30 acre (13,345 sq ft)** that is hard surfaced with concrete. The site is secured within palisade fencing and security gates and incorporates the following buildings:

**Workshop / Store (Unit 4)**                      **73.22 sq.m**                      **788 sq ft**  
Concrete framed building with new sliding steel door (W:3.33m x H:2.95m)

**Portable Offices:**                              **111.86 sq.m**                              **1,203 sq.ft**  
Interconnected office cabins, offering a mixture of open plan and compartmentalised offices and stores with staff amenity and toilet facilities.



**SERVICES:** We are informed that the property is connected to mains electricity, water and private drainage.

**RATES:**

*Description: Land used for storage and premises.*  
To be re-assessed.

**PLANNING:** The property has been used as an open storage yard with offices and a storage unit, until recently by Northover Fuels, and prior to this by BIFFA associated with the adjoining waste transfer station on an industrial estate that incorporates B1, B2 B8 uses.

**LICENCES/PERMITS:**

Hayedown Industrial Estate benefits from a Licence/Permit No: EPR/VP3896HJ to operate a regulated facility for the storage and physical treatment of non-hazardous waste. Biffa have previously used the property as a depot for their dustbin lorries, waste and recycling vehicles.

**01392 477497**

**TERMS:** The premises are available on a new lease on flexible terms at a very competitive rental. The portable offices could be made available separately with some parking. Further workshop / storage accommodation also available; full details on request. .

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

**VIEWING & FURTHER INFORMATION:**

Through the Sole Agents

**HUDSON & Co.**

**Tel: 01392 477497 / 01548 831313**

**Contact: DAVID EDWARDS / SUE PENROSE**

**Email : [info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)**

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

**01392 477497**