Creekside Boatyard, Dartmouth, Devon

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Creekside Boatyard, Old Mill Creek, Dartmouth, Devon TQ6 0HN

A unique opportunity to acquire a boatyard with well established commercial income and further potential, in an idyllic waterside position

Dartmouth town centre 1.8 miles, Brixham 5.6 miles, Totnes 10 miles, Kingsbridge 11.5 miles, Plymouth 28 miles, Exeter 40 miles

The property

Creekside Boatyard is a fully equipped and functioning commercial site, set in an enchanting and peaceful South Devon setting, beside the River Dart. The listing includes extensive boat storage and workshop space, an office space, a slipway with moorings and planning permission for the development of managers accommodation.

Creekside Boatyard is a working boatyard sited on a large level hard surfaced area with direct river access. Vehicle and pedestrian access is also available over a driveway from the made up and adopted public road.
The boatyard has been in operation for many years and provides a valuable facility for maritime users in the area. There is extensive accommodation for boat storage, lift out and lift back in facilities and covered workshop space. Winter storage has averaged approx. 1200 sq ft. There is also a substantial sectional steel frame and aluminium clad workshop capable of providing covered storage for vessels up to 45ft. There is a further covered workshop and storage area, an office, parking for a number of vehicles, and a shower together with male and female WC's.

Details on the annual income from the boatyard are available on request.

Outside

The boatyard is set in a stunning position on Old Mill Creek, an inlet off the River Dart, which is sheltered by woodland on both sides. The site is accessed via a singletrack lane, which leads down to the waterside. There is a generous hardstanding area for dry boat storage, as well as riverside moorings and the covered boat launch, which provides sloping access to the water. The site also includes parking space for visitors, employees and residents. The site is set in a sought-after riverside setting.

Location

Set on the banks of the River Dart, Creekside Boatyard lies approximately a mile from Dartmouth, in a stunning and secluded South Devon setting. Dartmouth is a small town with several of the necessary everyday amenities, including two supermarkets, a leisure centre, high street shops and a variety of restaurants, cafés and bars, as well as state primary and secondary schooling. The picturesque town is an ideal setting for sailing, lying on the River Dart, close to the estuary and the south Devon coastline, while there are plenty of other leisure activities, including coastal walking and several good golf courses nearby. The towns ferry service offers crossings to Kingswear, with easy onward travel towards Brixham, Paignton and Torquay, while Totnes is around 10 miles away. Within 14 miles, the A38 provides routes towards Exeter and Plymouth.

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The position & size of doors, windows, appliances and other features are approximate only.

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Directions

TQ6 0HN
What3words: ///ironclad.rationing.wonderful - brings you to the property

General

Local Authority: South Hams District Council
Services: Mains electricity and water. Private drainage via a septic tank. We are investigating if the drainage is compliant with current regulations.
Planning: 15/1888/11/O. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.
Tenure: Freehold
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/
Offers In Excess Of: £1,000,000

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