

5-6 Church Close

Ref No: 5258

Totnes, Devon, TQ9 5QQ



Residential Development Opportunity in Central Totnes

Grade II Listed Offices with Residential Conversion Potential (STP)

Two Adjoining Buildings Set Over Three Floors

Situated on a Quiet Lane Adjoining the Historic Church and Totnes High Street

Sold with Vacant Possession - Ideal for Developers or Investors

£235,000 Freehold

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

The property is located in the heart of Totnes, a thriving and historic South Devon market town known for its medieval architecture, independent shops and vibrant community. Church Close is a quiet pedestrianised lane just off the main High Street, benefitting from immediate proximity to local amenities whilst enjoying a peaceful and charming setting fronting the churchyard.

Totnes enjoys excellent transport links with a mainline railway station providing direct access to Exeter, Plymouth and London Paddington. The A385 provides convenient road links to Paignton, Torbay and the A38 Devon Expressway.

DESCRIPTION

5-6 Church Close comprises two interlinked office units forming part of a characterful Grade II listed terraced building. The accommodation is arranged over three floors and retains a wealth of period features, including timber sash windows and stone elevations under a pitched slate roof.

The property is currently in use as office accommodation and is suitable for continued use in this capacity. However, subject to the necessary planning and listed building consents, the building presents a compelling opportunity for residential redevelopment.

There is potential to create two smart townhouses, each offering three-bedroom accommodation. The finished homes would likely attract strong interest on the open market, blending period character with contemporary interiors.

The accommodation briefly comprises:-

GROUND FLOOR

Entrance halls, reception/office rooms.

FIRST FLOOR

Further offices.

SECOND FLOOR

Additional rooms suitable for bedrooms or ancillary space.

TENURE

Available freehold with vacant possession.

PRICE

An asking price of £235,000.

BUSINESS RATES

2023 List: £9,100.

Please note this is not the Rates Payable amount.

Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

The property is Grade II listed and therefore business rates are not payable whilst the property is vacant.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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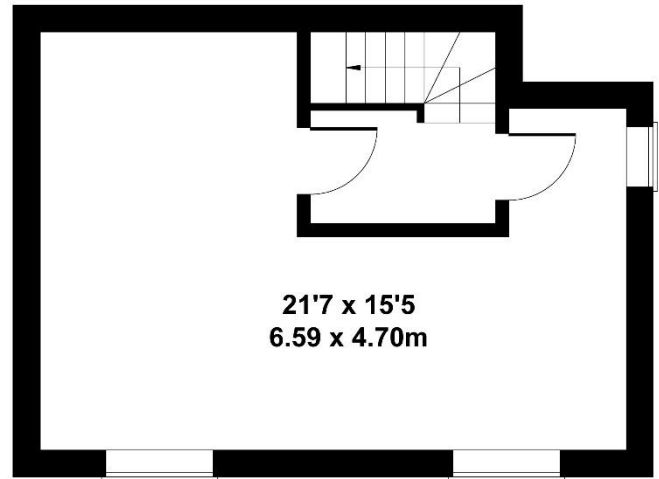


5-6 Church Close

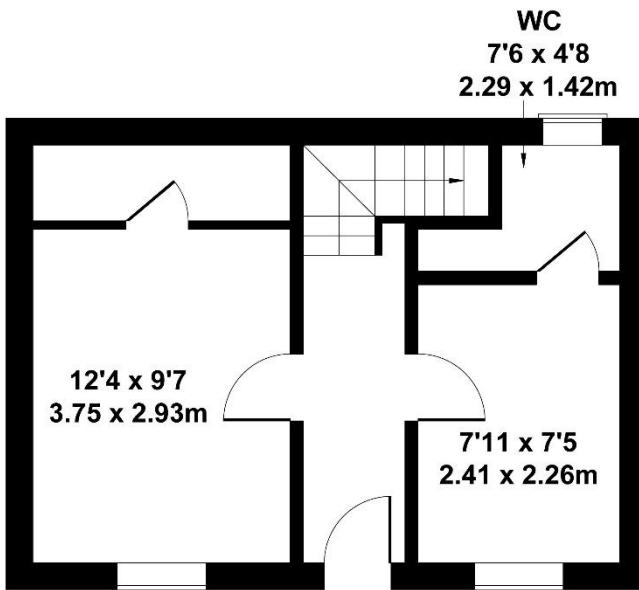
Totnes, Devon, TQ9 5QQ

5 Church Close, Totnes

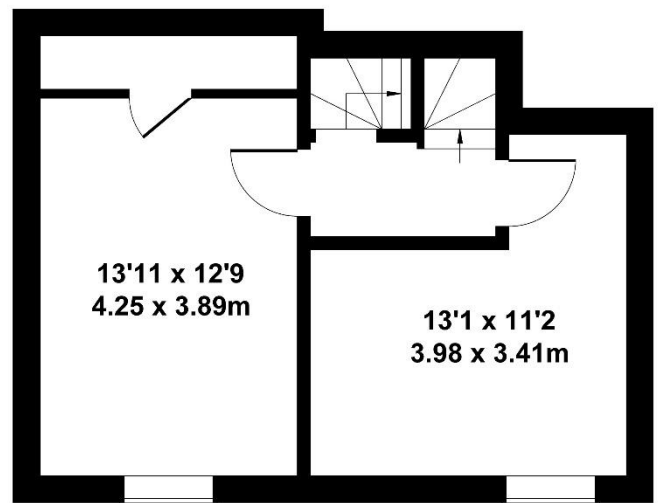
Approximate Gross Internal Area
980 sq ft - 91 sq m



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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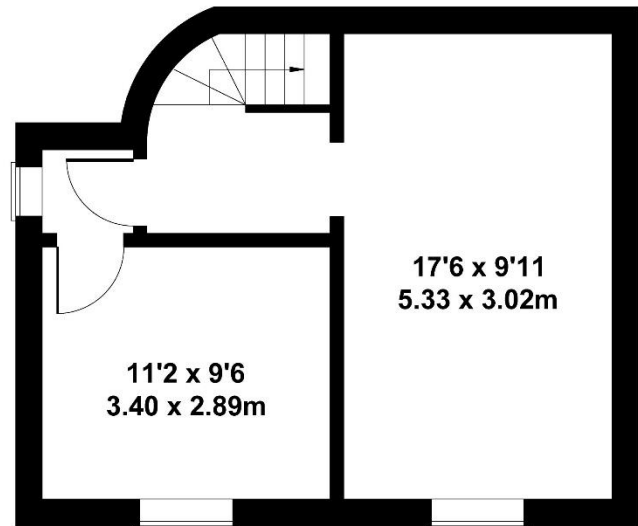


5-6 Church Close

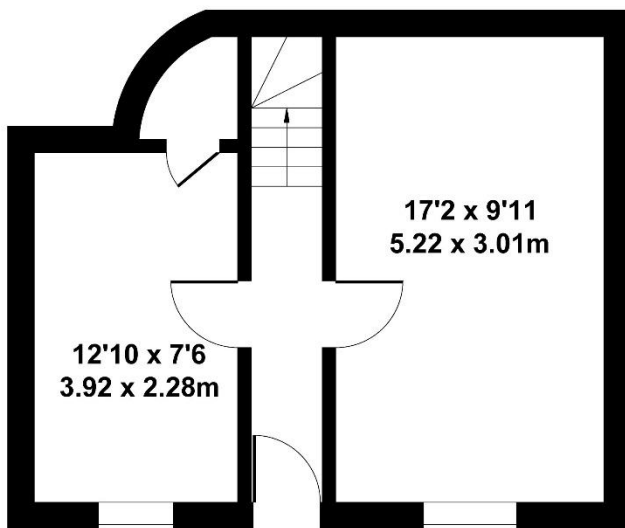
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6 Church Close, Totnes

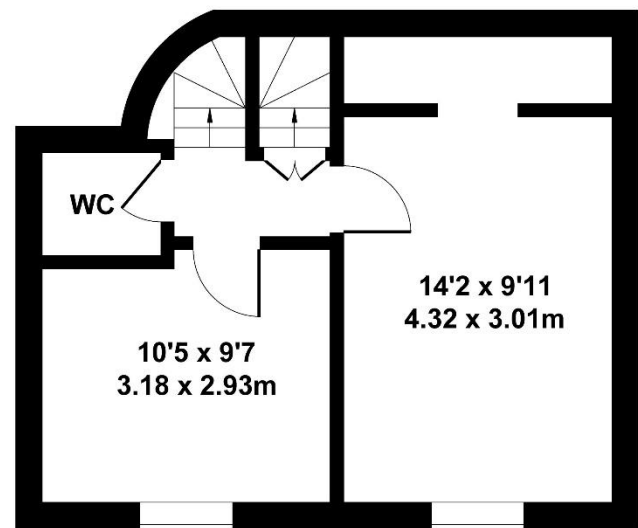
Approximate Gross Internal Area
1023 sq ft - 95 sq m



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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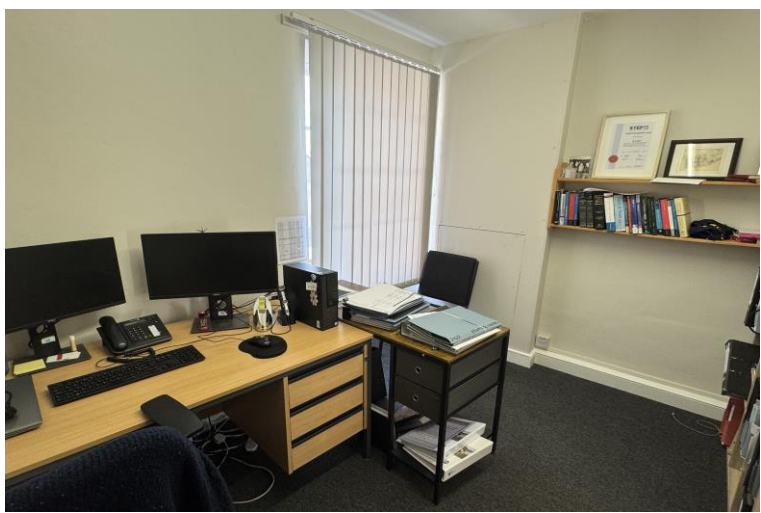
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www.bettesworths.co.uk
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TQ1 1BB



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