

LOT  
**115**

## Former Public Conveniences, Bridge Road, Kingswear TQ6 0DZ

GUIDE PRICE **£25,000+**\*

LAND

### Description

An interesting and rare opportunity to acquire a former public convenience building enjoying glorious views over the River Dart to Dartmouth and a plot size of circa 0.17 acres. The property has the benefit of mains water, drainage and electricity connections on site and offers tremendous potential for a variety of uses/development, subject to any requisite consents, we must stress that interested parties must make and rely upon their own planning enquiries of South Hams District Council planning department.

### Situated

The property is situated in close proximity of the Higher Ferry at Kingswear. This picturesque village overlooks the River Dart and the steam railway. Facilities in the village include a primary school, Church, Post Office and general store, two public houses and marina/yacht club, with further facilities and amenities available at Dartmouth via the ferry crossing.

### Ground Floor

Ladies and gentleman's public conveniences.

the viewer's own risk. General enquiries Fulfords Paignton 01803 527523/Countrywide Property Auctions 01395 275691.

### Outside

Walled frontage and a plot size of circa 0.17 acres.

**EPC Rating**  
Exempt

### Viewings

External viewings only and at

**Council Tax Band**  
Exempt



### Note

Measurements have been taken using the Promap Mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.