



*Hillside Timber Yard*

| EXETER, DEVON

| **Carter Jonas**



HILLSIDE TIMBER  
YARD  
ROCKBEARE  
EXETER  
DEVON  
EX5 2LU

A well-located timber yard  
extending to 1.76 acres.

Hillside Timber Yard is situated on the edge of the hamlet of Westcott between the villages of Rockbeare and Aylesbeare, with easy access from the A30, and about nine miles to the east of Exeter and about ten miles to the west of Honiton.



PROPERTY

Hillside Timber Yard is currently used for woodchip and wholesale firewood production and has previously been used as a sawmill. The property is serviced by a five-bay steel framed building with timber cladding under a fibre cement roof with a concrete floor and adjoining lean-to off the western end. The gross internal ground floor area of the main building is about 4,200sqft. In addition, on the first floor, is an office suite serviced by a kitchen and WC.

The building has the benefit of a 200kW ETA Biomass Boiler with a hot water buffer tank feeding a heat exchanger which in turn provides hot air to the Alvan Blanch dryer as required to dry woodchip. There is a Renewable Heat Incentive (RHI) payment received in respect of the biomass boiler and this equipment is included within the sale.

The building is serviced by a good-sized surrounding yard area currently used for timber and associated storage, together with part of the adjoining field which runs to the west. In all the site extends to 1.76 acres.







METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

The freehold of the property is offered for sale with vacant possession available upon completion.

BUSINESS RATES

The property has a current rateable value (1 April 2023 to present) of £26,250.

SERVICES

The property has the benefit of a three phase mains electricity supply together with a borehole water supply, private drainage, and a telephone line connected.

HEALTH & SAFETY

Potential purchasers are requested to take particular care when inspecting the site, bearing in mind the risks associated with machinery which may be operating in and around the site at the time of inspection.

LOCAL AUTHORITIES

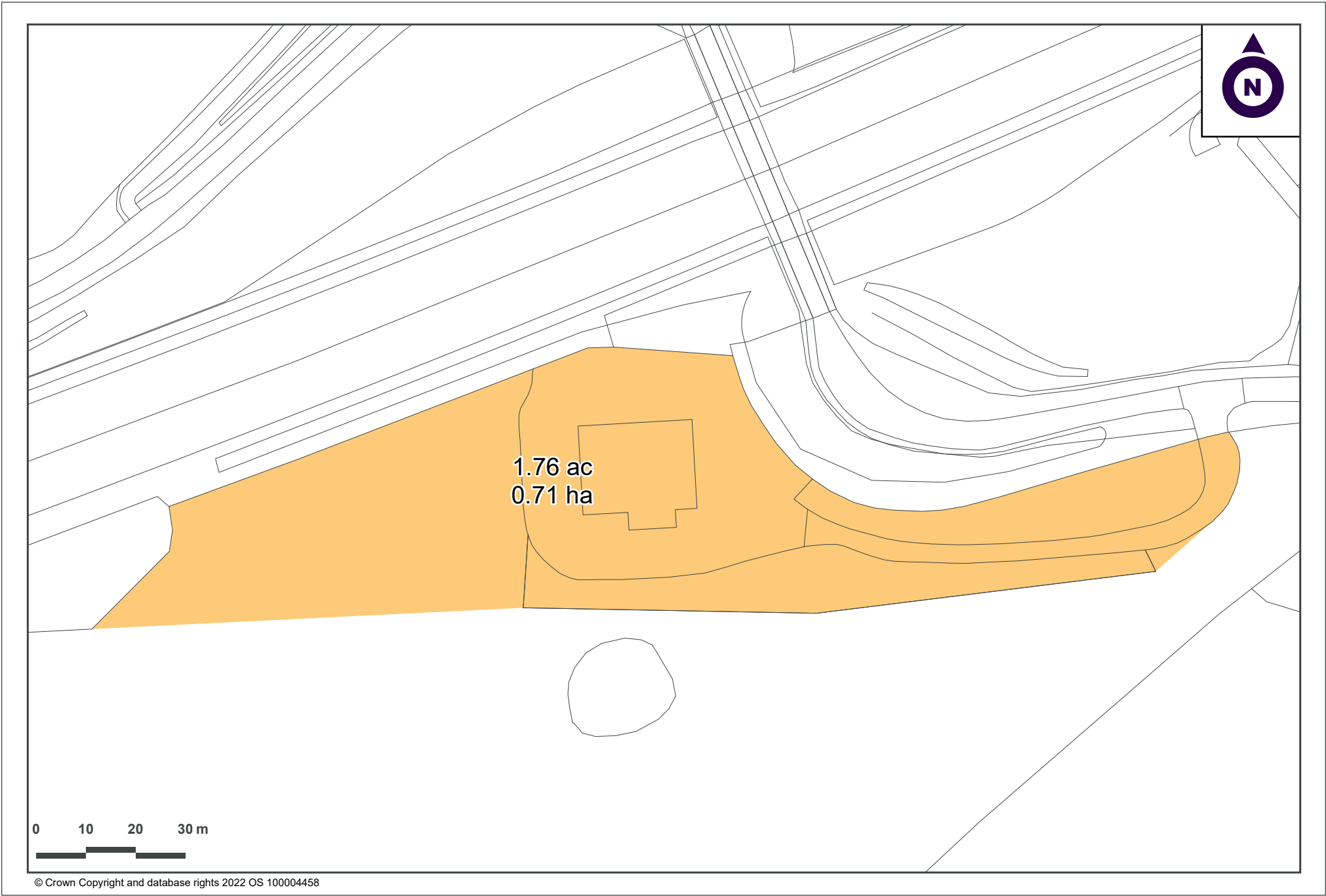
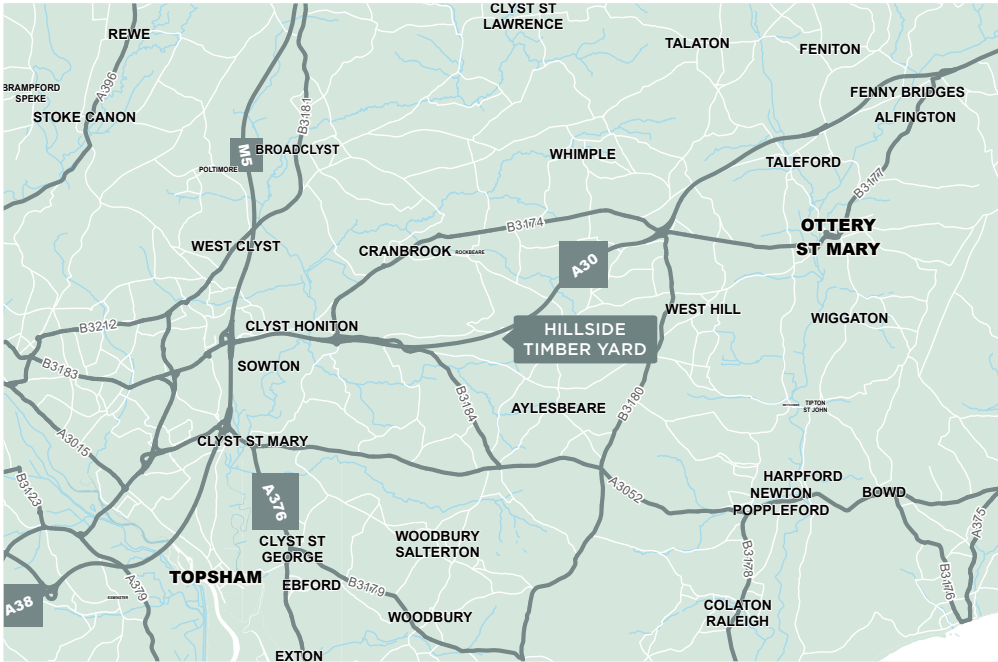
East Devon District Council  
www.eastdevon.gov.uk

VIEWINGS

Viewings are by appointment through the vendors' agents, Carter Jonas, on 01823 428590.

DIRECTIONS

From Junction 29 of the M5 follow the A30 towards Honiton and Exeter Airport. Take the Clyst Honiton/Exeter Airport junction and at the roundabout take the third exit onto the B3184. Take the left turning signed Exeter Airport, Industrial Estate and Westcott (opposite the entrance to the main airport carpark). Continue on this road for about 1 ¾ miles and the entrance to Hillside Timber is the first on the right after passing over the A30.





## TAUNTON

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## IMPORTANT INFORMATION

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