

Freehold self-contained Office **FOR SALE**

THE  
**CHAPEL**

Mill Street · Chagford · Newton Abbot · Devon · TQ13 8 AW

**Suitable for a Variety of Uses STP**



**HECTOR PEARCE**

Intelligent real estate

# THE CHAPEL

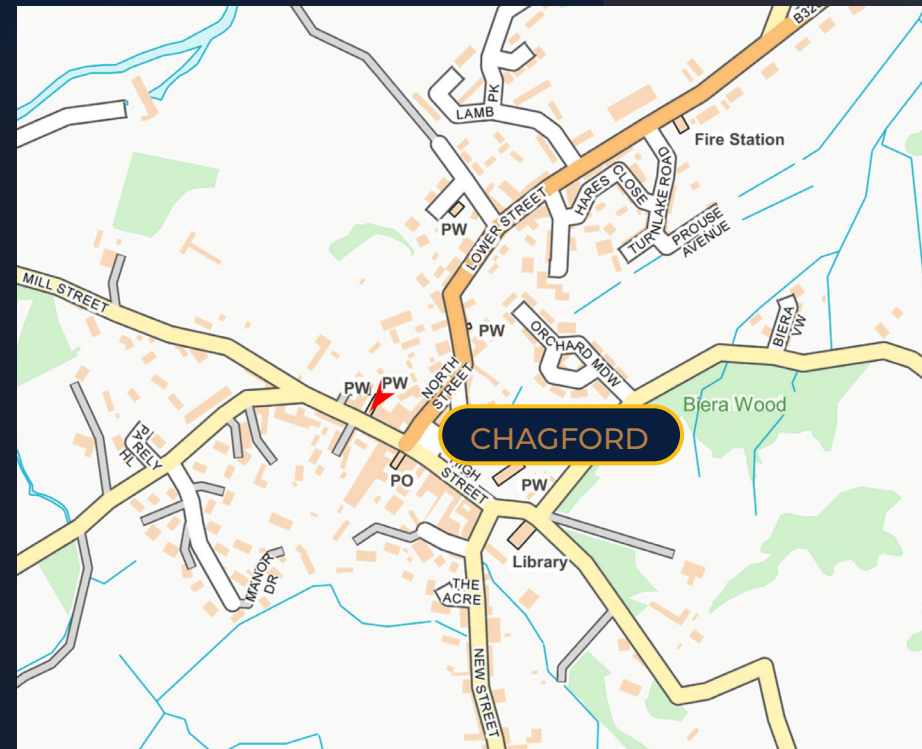
Chagford · Newton Abbot · Devon

## Summary

- Former Methodist Church and School Room built in 1867.
- Close to centre of Chagford Square and retail centre.
- Converted to Offices in 1998.
- 2,356 sq ft ( 218.88 sq m ) NIA. 3,311 sq ft (307.64 sq m) GIA.
- Comprising ground and first floor mezzanine in the Chapel with main entrance off Mill Street including reception, meeting room, kitchen and breakout area and first floor mezzanine offices.
- At rear two storey 4 offices, storage and WC facilities.
- Side alley with separate access to rear and decking.
- Freehold For Sale with potential for alternative uses subject to planning.



## Location



## Title Plan

This is the registered title plan from Title Register No: DN 403021. A copy of the Property Register is available on request. It has the benefit of rights granted by a conveyance dated 4 October 1867.

<b>H.M. LAND REGISTRY</b>		<b>TITLE NUMBER</b>	
		<b>DN 403021</b>	
<b>ORDNANCE SURVEY PLAN REFERENCE</b>	<b>SX 6987</b>	<b>SECTION</b>	<b>Scale</b>
		<b>B</b>	<b>1/1250 Enlarged from 1/2500</b>
<b>COUNTY</b>	<b>DEVON</b>	<b>DISTRICT</b>	<b>WEST DEVON</b>
			<b>© Crown copyright 1986</b>



## Description

The Chapel is a centrally located property a minute's walk from Chagford Square which has a wide selection of shops, offices, cafes, convenience store, galleries, Bowdens ( ironmongers ) and four thriving pubs and letting accommodation.

There is on street parking in the Square and a Pay and Display car park adjacent to the Jubilee Hall. There are regular bus services to the town giving access to Okehampton and Exeter where there are mainline rail services.

The Chapel was formerly a Methodist Church and School Room and was tastefully converted into offices by the current owners in 1998 and has been occupied as offices since.

Set back from the pavement onto Mill Street the building has an impressive front façade with feature double entrance doors and large ornate windows.

It is of masonry granite construction with a pitched slated roof to the former chapel.

There is a side alley which gives secure access to a secondary entrance and the rear.

The main entrance opens into an impressive reception and glazed meeting room and kitchen/breakout area with a feature spiral staircase to the first floor mezzanine vaulted office.

The rear of the Chapel ( the former School Room ) is linked at both floors and has separate stair access to the offices and storage rooms and WC facilities. All services are connected and heating is a gas – fired perimeter wet radiator system.



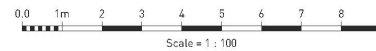
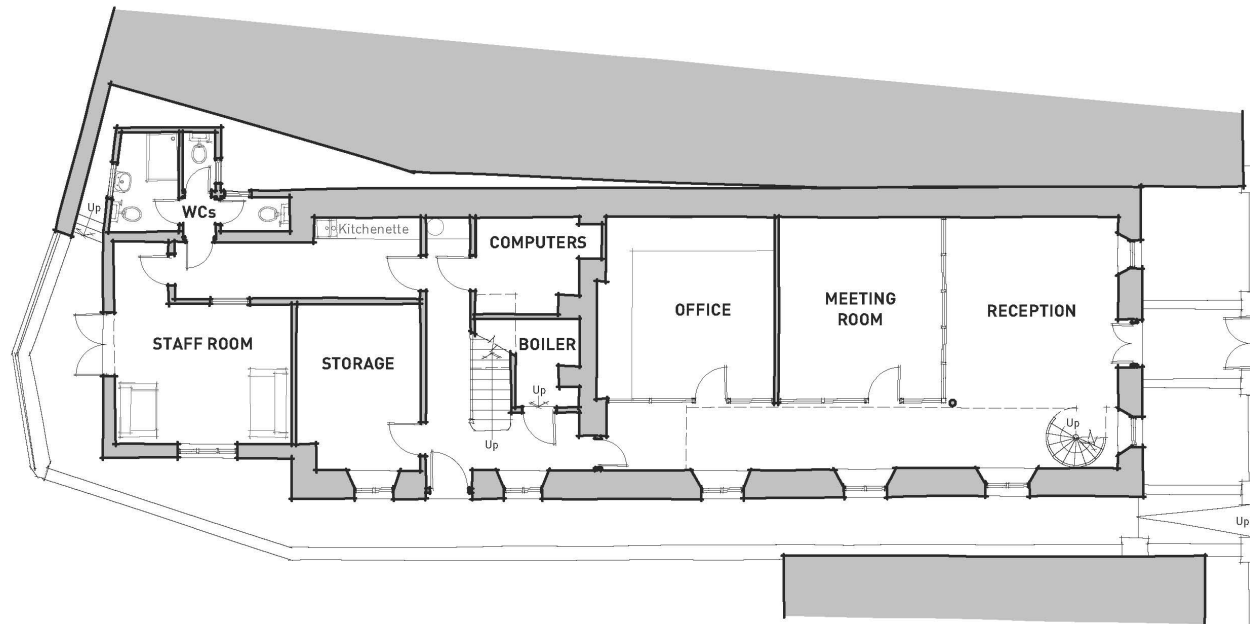
## Accommodation

		Sq m	Sq ft
Ground Floor Front	Reception Meeting room & Kitchen/ Breakout area	75.80	816
First Floor Front	Mezzanine Office	60.90	656
Rear Ground Floor	Office/storage	4.40	47
	Office	12.00	129
	Office	29.00	312
Rear First Floor	Office	21.50	231
	Office	15.30	165
<b>Total NIA</b>		<b>218.90</b>	<b>2,356</b>

The ground floor is 1,745 sq ft (162.09 sq m) and the first floor is 1,567 sq ft (145.55 sq m). Total 3,311 sq ft (307.64 sq m) measured on a Gross Internal basis.



## Existing Floor Plans



**JONATHAN RHIND architects**

1 Bridge Buildings  
 The Strand  
 Barnstaple EX31 1HA  
 01271 850416

Somerast House  
 Lower Middle Street  
 Taunton TA1 1SF  
 01823 462300

[www.jonathan-rhind.co.uk](http://www.jonathan-rhind.co.uk) • [architects@jonathan-rhind.co.uk](mailto:architects@jonathan-rhind.co.uk)

© Do not scale for construction purposes. All dimensions to be checked on site. Discrepancies to be notified to the Architect.

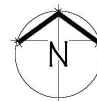
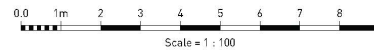
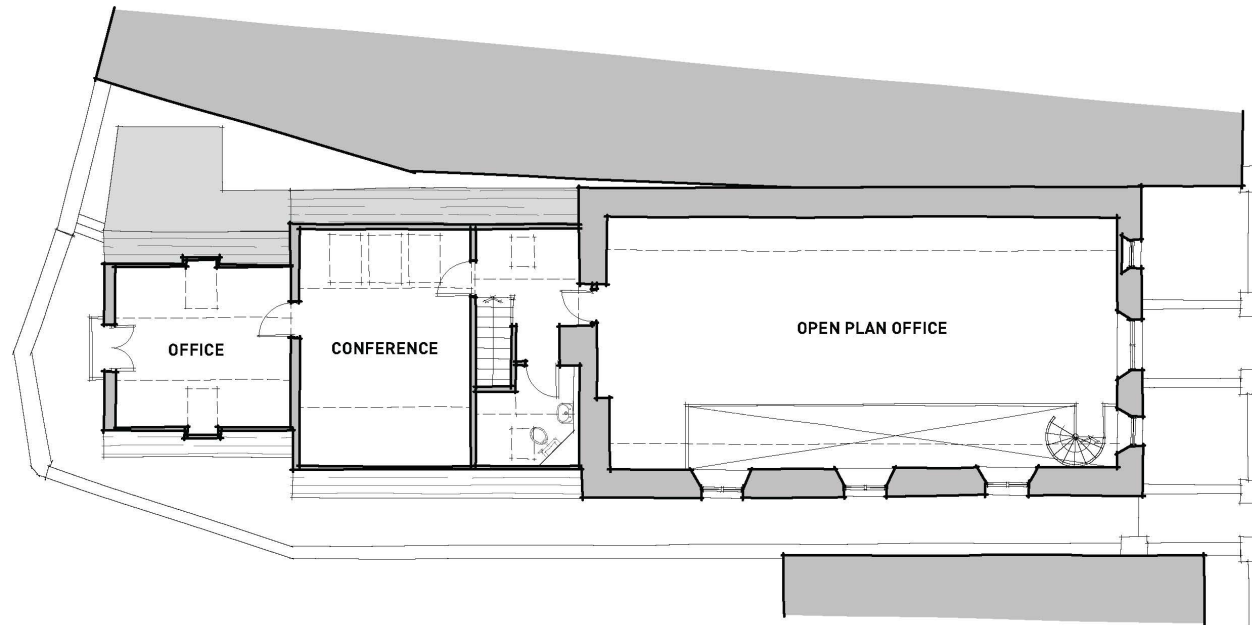
**Methodist Chapel,  
 Chagford**

**EXISTING GROUND FLOOR PLAN**

Drawn: EB Checked: MK Date: 10/03/2026

Scale: 1:100 @ A3 **1490.03**

## Existing Floor Plans



**JONATHAN RHIND architects**

1 Bridge Buildings  
 The Strand  
 Barnstaple EX31 1HA  
 01271 850416  
 www.jonathan-rhind.co.uk

Somerset House  
 Lower Middle Street  
 Taunton TA1 1SF  
 01823 462300  
 architects@jonathan-rhind.co.uk

**Methodist Chapel,  
 Chagford**

**EXISTING FIRST FLOOR PLAN**

Drawn: EB Checked: MK Date: 10/03/2026  
 Scale: 1:100 @ A3 **1490.04**

© Do not scale for construction purposes. All dimensions to be checked on site. Discrepancies to be notified to the Architect.

## Energy Performance Certificate

The building has recently been re – assessed and has achieved an EPC rating of D.

## Planning

The Chapel is not currently listed but is located in the Chagford Conservation Area.

There are 3 previous planning permissions:

- In 1997 a change of use to a private dwelling was granted. That consent was not implemented and has now lapsed.( Ref No: 3/08/174/97/04 ).
- In 1997 there was also a change of use to BI Offices. That consent was implemented and the building has been occupied as offices since. ( Ref No: 3/08/174/97/04 ).
- In 1999 permission was granted for various internal and external alterations for the then occupier, Helpful Holidays. ( Ref No: 0071/98 ).

Set out below is a statement of the planning history for this property and current planning policy.



## Planning Narrative

We understand works were implemented under Application **3/08/173/97/04 Change of Use to Business Use within Class B1**. We understand this reflects the current use of the building.

- Unless evidence is available for commencement of works under Application **3/08/174/97/04 Change of Use to Private Dwelling**, it should be assumed the Planning Consent granted in January 1999 has expired.

- **Use Class B1** was introduced under The Town and Country Planning (Use Classes) Order 1987 to group activities that could operate in residential areas without creating noise, pollution, or heavy traffic. An advantage of B1 commercial use was its access to certain permitted development rights that allow changes of use without needing full planning permission:

**Conversion of B1(a) offices to C3 (Dwelling Houses)** (known as Class O permitted development).

**Extensions to B1(c) light industrial buildings**, subject to volume and height restrictions.

**Internal changes** to layout or function within the same B1 category.

Many of these rights were subject to prior approval from the local authority, i.e. the planning process for certain “permitted development” rights, where council approval is required before starting work to ensure specific impacts—such as transport, noise, or design—are acceptable. It is a faster, narrower, and less subjective process than full planning permission, focusing only on pre-defined criteria.

- In England, planning Use Class B1 (Business) was abolished in September 2020 and replaced by Use Class E(g), covering offices, research & development, and light industry. It defined businesses operating in residential areas without causing detriment to amenity (noise, smell, vibration, etc.).

- Use Class O has been replaced by **Class MA**, which continues to allow the permitted development conversion of commercial, business, and service uses (Class E) into residential dwellings (Class C3) in England without needing full planning permission. This process requires prior approval from the local planning authority regarding issues like transport, noise, and natural light.



## Planning Narrative

Use Class MA was updated in March 2024 as follows:

Eligibility: Applies to Use Class E, including shops, offices, cafes, clinics, and gyms.

No Size Limit: The previous floorspace limit is removed.

No Vacancy Requirement: Buildings do not need to be vacant for 3 months prior to application.

**Continuous Use: The site must have been in Use Class E for at least two years prior to the application.**

Application Process: Requires Prior Approval (£100 per dwelling, 56-day determination period).

**Restrictions: Cannot be used for Listed Buildings, scheduled monuments, sites of special scientific interest (SSSI), or within National Parks and Areas of Outstanding Natural Beauty (AONB).**

Completion: Conversion must be completed within 3 years of prior approval.

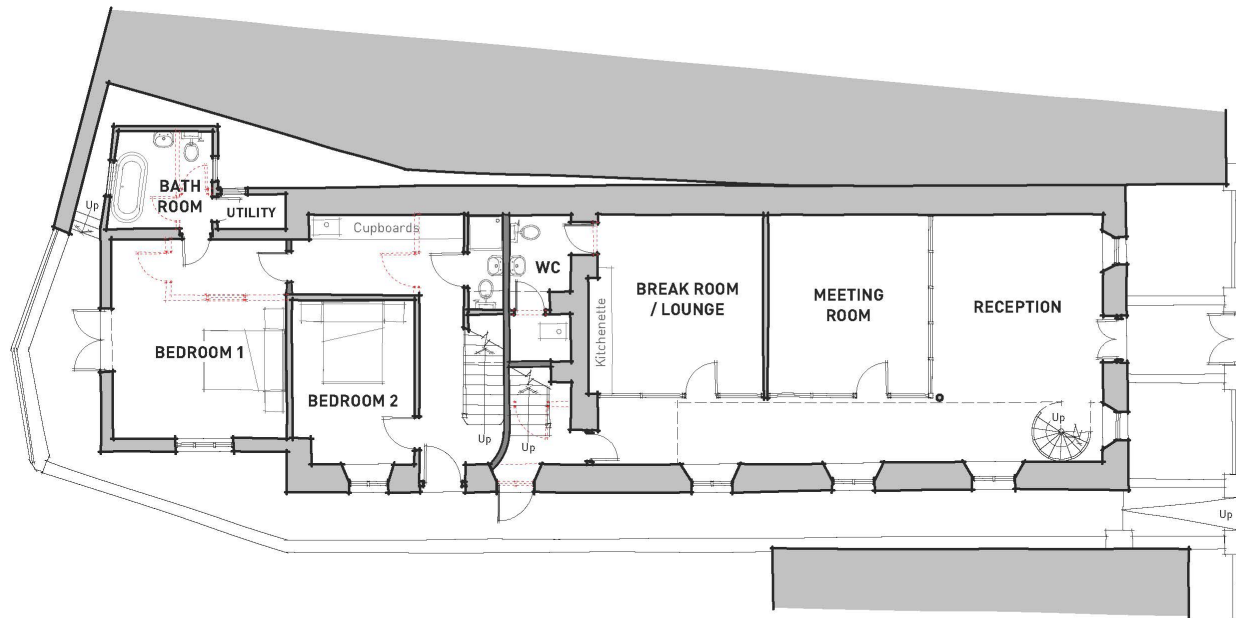
Further details refer to: The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021

**Converting Business (Class E) properties to residential (Class C3) in National Parks is strictly controlled, generally prohibiting Permitted Development (PD) rights like Class MA. Full planning permission is almost always required, focusing on visual impact, local housing need, and traffic. Precedent depends on showing the business is not viable and the conversion preserves local character.**

An indicative scheme showing how the former School Rooms can be converted into a two-bedroom dwelling are below for indicative purposes. These have not been discussed with the Local Planning Authority. For further information on planning contact [planning@dartmoor.gov.uk](mailto:planning@dartmoor.gov.uk) ( 01626 832093 ).



## Potential Conversion of Rear - Proposed Floor Plans



**JONATHAN RHIND-architects**

1 Bridge Buildings  
 The Strand  
 Barnstaple EX31 1HA  
 01271 850416  
 www.jonathan-rhind.co.uk

Somerset House  
 Lower Middle Street  
 Taunton TA1 1SF  
 01823 462300  
 architects@jonathan-rhind.co.uk

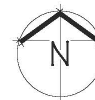
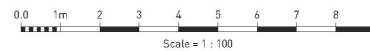
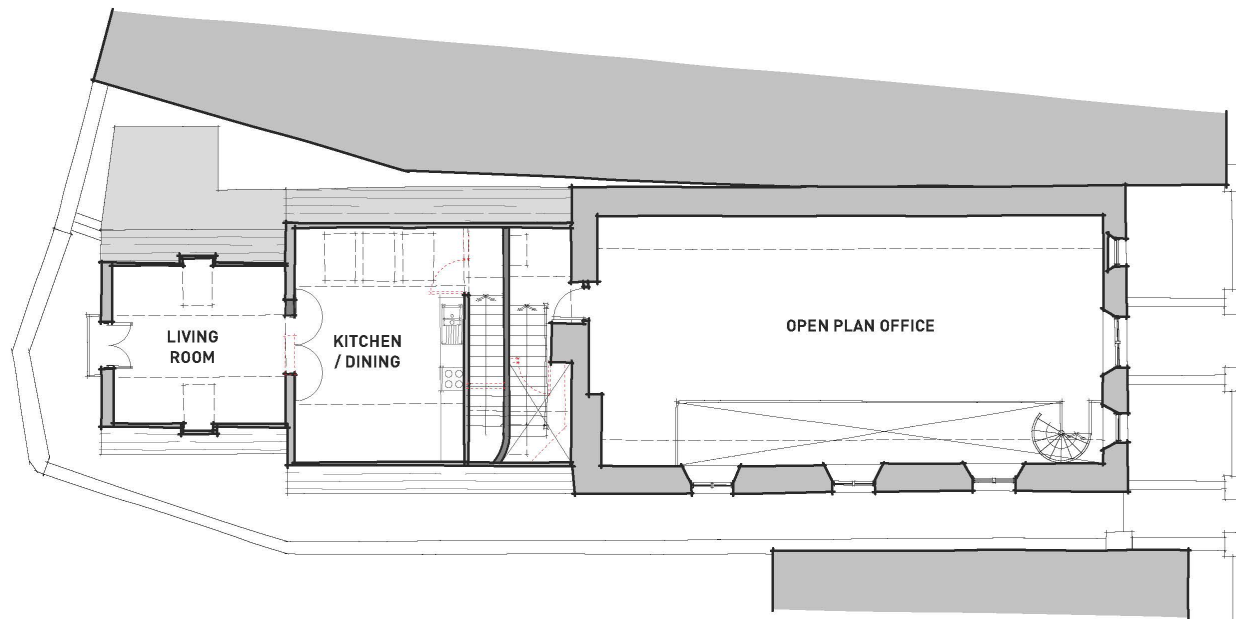
Methodist Chapel,  
 Chagford

**PROPOSED GROUND FLOOR PLAN**

Drawn: EB Checked: MK Date: 10/03/2026  
 Scale: 1:100 @ A3 **1490.11**

© Do not scale for construction purposes. All dimensions to be checked on site. Discrepancies to be notified to the Architect.

## Potential Conversion of Rear - Proposed Floor Plans



**JONATHAN RHIND** architects

1 Bridge Buildings  
 The Strand  
 Barnstaple EX31 1HA  
 01271 858416  
 www.jonathan-rhind.co.uk

Somerset House  
 Lower Middle Street  
 Taunton TA1 1SF  
 01823 462300  
 architects@jonathan-rhind.co.uk

Methodist Chapel,  
 Chagford

**PROPOSED FIRST FLOOR PLAN**

Drawn: EB Checked: MK Date: 10/03/2026  
 Scale: 1:100 IG A3 **1490.12**

© Do not scale for construction purposes. All dimensions to be checked on site. Discrepancies to be notified to the Architect.

## Business Rates

The property has recently been re-assessed and has a Rateable Value with effect from April 2026 of £13,750.

## Terms

The Property is offered For Sale Freehold with Vacant Possession on completion. For quoting terms and other information contact the agents.

The Property is opted for tax for VAT purposes.

## Anti-Money Laundering

Anti-money laundering ('AML') legislation require estate agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the vendor's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

