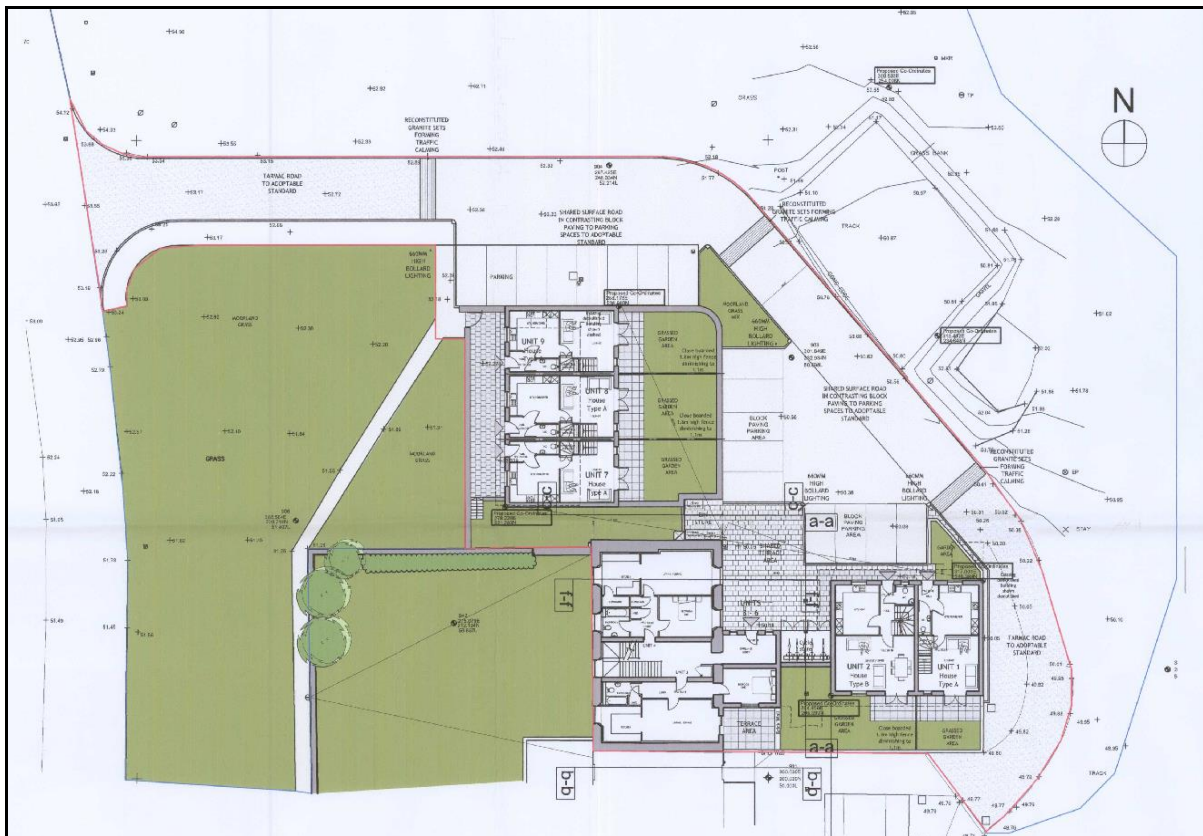


**FOR SALE BY TENDER**  
The Old School House, Lee Moor,  
Plymouth, Devon PL7 5JU



**AN OPEN MARKET DEVELOPMENT FOR CONVERSION OF THE OLD SCHOOL HOUSE INTO FOUR UNITS AND THE CONSTRUCTION OF FIVE FURTHER HOUSES. FOR SALE BY INFORMAL TENDER WITH FULL PLANNING PERMISSION AND NO AFFORDABLE HOUSING**

**Guide £120,000**

17 Dean Street , Liskeard PL14 4AB Tel: 01579 342400 Fax: 01579 347057

Email: liskeard@jefferys.uk.com

**OFFICES AT: ST. AUSTELL • WADEBRIDGE  
LOSTWITHIEL • LISKEARD**



## LOCATION

This site is located on the edge of Dartmoor National Park, lying 4 miles to the North of Plympton and approximately 7 miles to the North East to Plymouth City Centre.

Located on the edge of the moors, in the popular village of Lee Moor, this site has real potential for those wanting to live the rural lifestyle yet be close to Plympton and the City of Plymouth.

## DESCRIPTION

The property is a former Chapel, Sunday School and School Room which has been used as office accommodation for many years. Planning permission has now been granted to convert the School Room into four units and the construction of a further five units on the site.

Planning was granted under planning application number 42/1332/13/F. Further information can be obtained from the Agents or South Hams District Council.

There are no s106 payments to be made nor any requirement for affordable housing on this development.

Adjoining property owners have a vehicular right of way over the roadway.

## SITE

The site extends to approximately 0.18 hectares (0.44 acres) and is as shown edged red on the attached plan.

## ACCOMMODATION

Unit 1 (GIA 80m<sup>2</sup> / semi-detached)

GF – Hall, cloakroom/wc, kitchen/diner, lounge.

FF – Landing, family bathroom/wc, 2 bedrooms.

Unit 2 (GIA 105m<sup>2</sup> / semi-detached)

GF – Hall, cloakroom/wc, kitchen, lounge/diner.

FF – Landing, family bathroom/wc, master bedroom /en-suite, 2 further bedrooms.

Unit 3,4,5 & 6 (flats)

GF – Entrance lobby, hall

Unit 3

GF – Lobby, bathroom/wc, kitchen, lounge/diner, bedroom.

Unit 4

GF – Lobby, bathroom/wc, kitchen, lounge/diner, bedroom.

Unit 5

FF – Lobby, kitchen, lounge/diner.

SFF – Landing, bathroom/wc, master bedroom / en-suite, bedroom.

Unit 6

FF – Lobby, kitchen, lounge/diner.

SFF – Landing, bathroom/wc, master bedroom / en-suite, bedroom.

Units 7,8 & 9 (GIA 80m<sup>2</sup> / terraced)

GF – Hall, cloakroom/wc, kitchen/diner, lounge.

FF – Landing, family bathroom/wc, 2 bedrooms.

## TENURE

The entire site is Freehold and offered with vacant possession on completion.

## SERVICES

Mains water and drainage are currently connected. A private electric supply is currently connected. However, electricity will be disconnected by the sellers and the purchaser will be responsible for the new connections.

We also understand that there is a mains gas supply within Lee Moor village.

Prospective purchasers should make their own enquiries with the Utility Companies regarding connection charges.

## **PLANS**

Plans are available from the Agents upon request.

## **CONDITIONS OF SALE**

- The buyer will contribute the sum of £1,500 plus VAT to the seller's legal and agent's costs and the usual reimbursement of the cost of the searches in relation to this property.

## **METHOD OF SALE**

The property is being offered for sale by Informal Tender. All Informal Tenders to be received by the agents no later than 12 noon on Friday 27<sup>th</sup> March 2015.

Tenders on the tender forms are to be submitted in the tender envelope and are to be sent or delivered to Jefferys, 17 Dean Street, Liskeard, Cornwall, PL14 4AB.

The successful purchaser(s) will be advised within 5 working days of the tender date and be expected to exchange Contracts on or before 15<sup>th</sup> May 2015.

The sellers do not undertake to accept the highest or any Tender.

## **DIRECTIONS**

From the Plymouth Parkway Road roundabout, take the first exit onto Glen Road. At the next mini roundabout take the second exit. Continue over the next mini roundabout and at the next, take the first exit onto Strode Road. At the roundabout take the second exit onto Newnham road and take the turning on the left signposted to Lee Moor. Follow this road for approximately two miles where you will come to a T junction, turn left and then immediately right into Lee Moor village. The development can be found on the right hand side.

## **INFORMATION PACK**

An information pack has been prepared by Stephens Scown LLP and will be available for purchase at a price of £30 for CD and £60 for a paper copy.

The pack includes details on:

Replies to Standard Pre-Contract Enquiries  
Local Searches  
The evidence of Title

## **TENDER FORMS**

Tender forms are available from the agents upon further request.

## **SOLICITORS**

Stephens Scown LLP, 1 High Cross Street, St Austell, PL25 4AX, for the attention of Tim Atkins. Telephone: 01726 74433.

E-mail: [cpsa@stephens-scown.co.uk](mailto:cpsa@stephens-scown.co.uk)

## **WATER**

South West Water, Peninsula House, Rydon Lane, Exeter, EX2 7HR. Telephone: 0800 169 1133

## **ELECTRICITY**

Western Power Distribution, Elliott Road, Plymouth, Devon PL4 0SD. Telephone: 0845 601 2989

## **PLANNING**

South Hams District Council, Follaton House Plymouth Road, Totnes, Devon, TQ9 5NE. Telephone: 01803 861234

## **VIEWING ARRANGEMENTS & FURTHER INFORMATION**

Please contact the agents: Jefferys, 17 Dean Street, Liskeard, PL14 4AB. Telephone: 01579 342400.

E-mail: [johnblake@jefferys.uk.com](mailto:johnblake@jefferys.uk.com).

