

STUNNING BUILDING PLOT OVERLOOKING PLYMOUTH SOUND

24 GRAND PARADE PLYMOUTH DEVON PL1 3DF

- Commenced Planning permission application 17/02379/FUL
- High quality contemporary architecture, low energy sustainable design
- Wonderful views and aspect, period Victorian and Edwardian setting
- Guide Price £850,000

VIEW FROM No.22 LOOKING SOUTH

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – PL1 3DF

KLP are delighted to offer this wonderful water front building plot with full planning permission for a bespoke 4 storey house including an integral garage extending to approximately 422.8sqm/4,550sqft. The approved dwelling (see the house design and perspective drawings below) represents high quality contemporary architecture with a low energy sustainable design and will benefit from glorious views to the east and south over Plymouth Sound.

The plot is located in a prominent setting inside but on the edge of the Hoe Conservation Area amidst a range of period Victorian and Edwardian dwellings with some modern infill, neighbouring terraces are generally four to five stories high.

The dwelling was designed for our clients own use. They have now however, decided to renovate their own adjacent property at No.22 Grand Parade.

Building works for the new dwelling have been commenced in the form of piling and drainage infrastructure including we are advised a SUDS tank. We understand that 2 water supplies have been brought onto the front of the plot. In addition, substantial party wall works to No.26 Grand Parade have been undertaken. Comprehensive details of works so far completed are available on request.

PLYMOUTH

Plymouth has a rich and fascinating history and has one of the finest natural harbours in the world. The city has a wide and diverse selection of shops, restaurants, theatres, schools and leisure facilities. Plymouth's Barbican, an energetic waterside neighbourhood with cobbled streets, is short distance to the east of the plot and offers a number of specialist shops, art galleries, cafes, restaurants and attractions such as The National Marine Aquarium.

The A38 Devon Expressway provides dual carriageway links to the M5 at Exeter, or Cornwall across the Tamar. There is a mainline train station to London Paddington (just over 3 hours). Plymouth also has a ferry terminal with regular sailings to Roscoff and Santander.

PLANNING & TECHNICAL

Plymouth City Council granted full planning permission under application 17/02379/FUL for the demolition of the existing tenement and garage and erection of a new dwelling and associated works dated 20 April 2018.

In addition - Condition Discharge application 19/01860/CDM was approved 27 January 2020 and Condition Discharge application 20/00144/CDM was approved 03 July 2020.

No Section 106 Agreement is relevant to this planning permission. A Community Infrastructure Levy (CIL) is applicable although if the purchaser intends to live in the new dwelling, then they may be able to apply for a self build exemption.

Note: If the purchaser chooses to run a 3 phase electrical supply to the new dwelling then the Vendor requests that a further 3 phase electrical supply is run to No.22 Grand Parade, ready for connection by the Vendor.

A comprehensive planning & technical information pack including party wall documents is available upon request via a drop box link.

METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty. Guide £850,000

VIEWING – Strictly by appointment with KLP on 01392 879300

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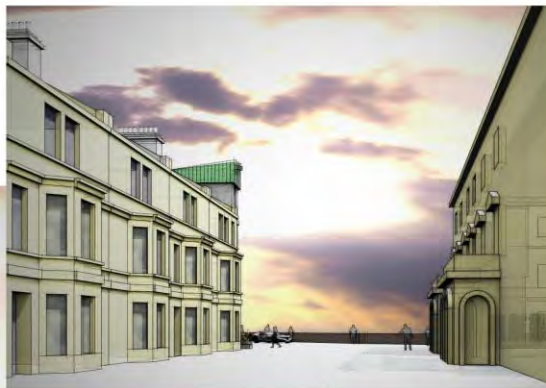
Ref: 856/DH/R2



APPROXIMATE PLOT LOCATION



PLOT FRONTAGE FROM GRAND PARADE



Project: 17.12
 Planning: DR 17
 24 Grand Parade - Proposed New Dwelling.
 24 Grand Parade, West Hoe, Plymouth, Devon, PL1 3DF

Proposed Context Views - Grand Parade
 17/02379 FUL - Planning - March 2018
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Project: 17.12
 Planning: DR 16
 24 Grand Parade - Proposed New Dwelling.
 24 Grand Parade, West Hoe, Plymouth, Devon, PL1 3DF

Proposed Sea View Across Grand Parade
 17/02379 FUL - Planning - March 2018
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VARIOUS PERSPECTIVE DRAWINGS - NOT TO SCALE



Project: 17.12
 Planning: DR 15
 24 Grand Parade - Proposed New Dwelling.
 24 Grand Parade, West Hoe, Plymouth, Devon, PL1 3DF

Proposed View Along Grand Parade
 17/02379 FUL - Planning - March 2018
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Project: 17.12
 Planning: 03
 Proposed New Dwelling (Planning 17/02379 FUL)
 24 Grand Parade, West Hoe, Plymouth, Devon, PL1 3DF

Proposed Perspective Showing Design in
 Context along Grand Parade
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VEHICULAR ACCESS FROM EDDYSTONE TERRACE



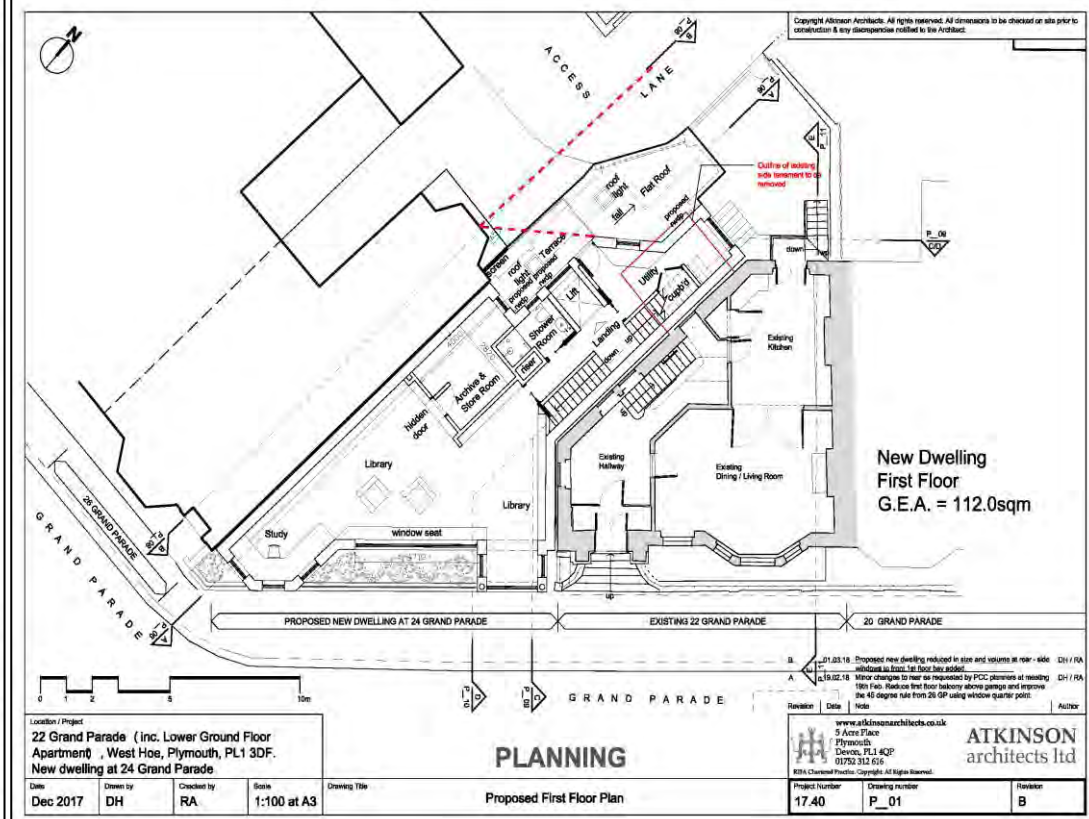
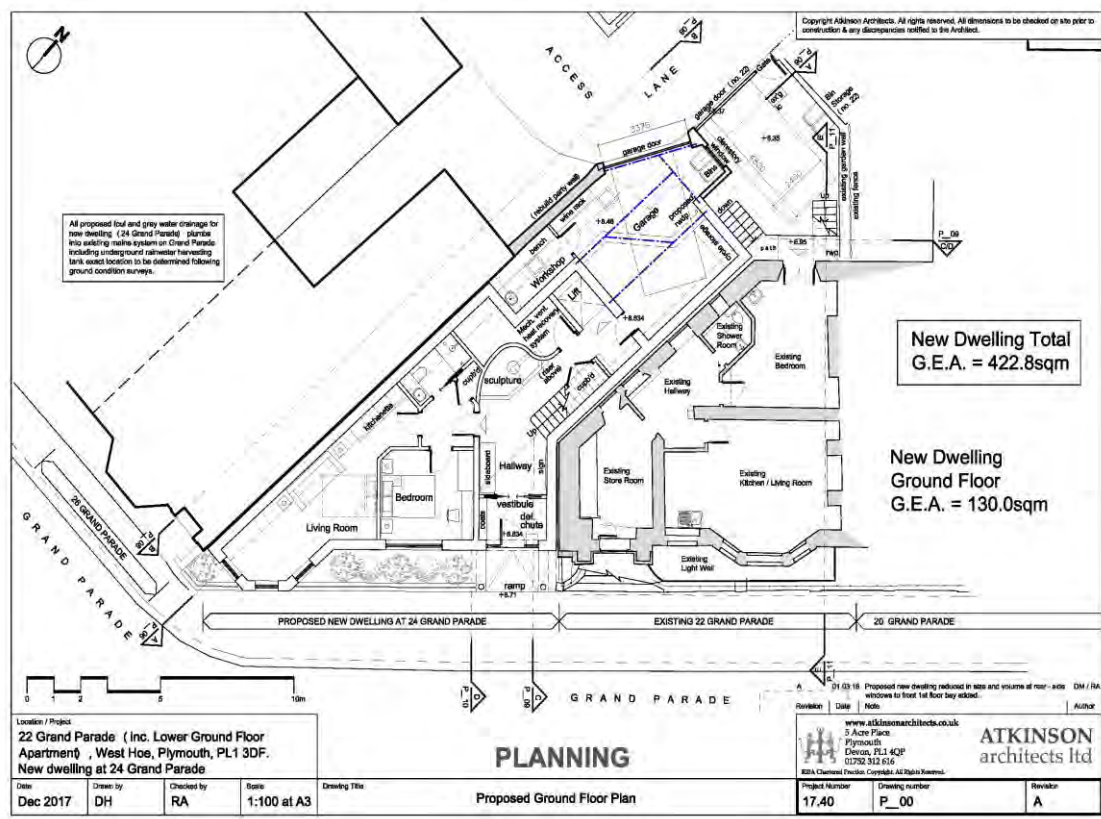
VEHICULAR ACCESS LANE FROM EDDYSTONE TERRACE



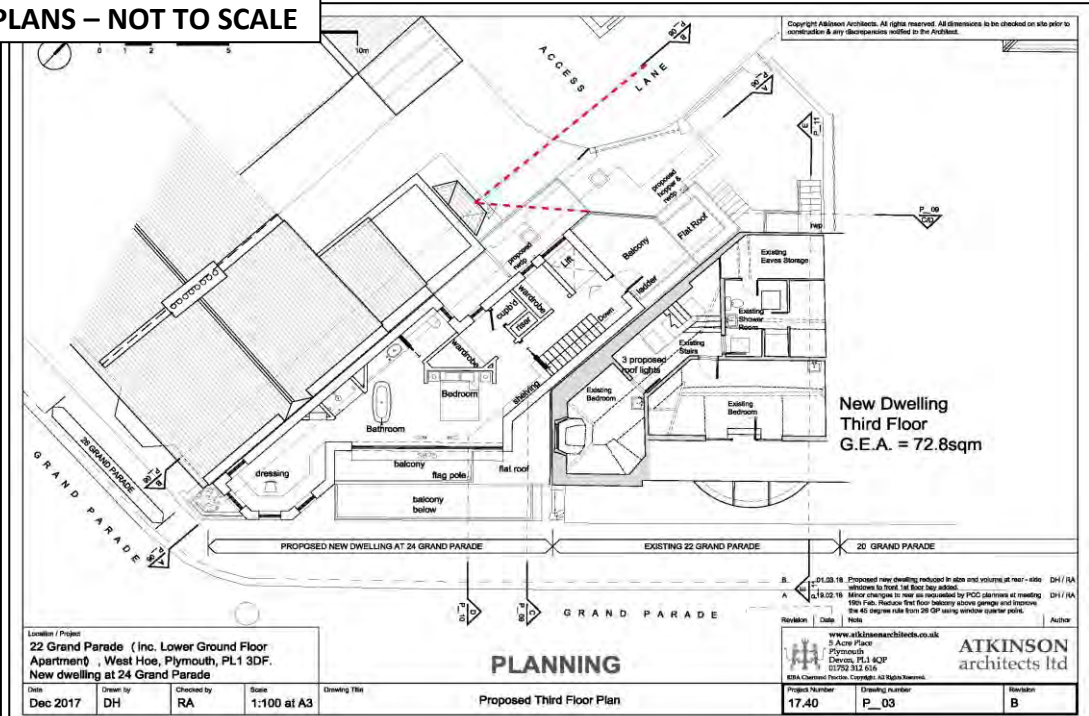
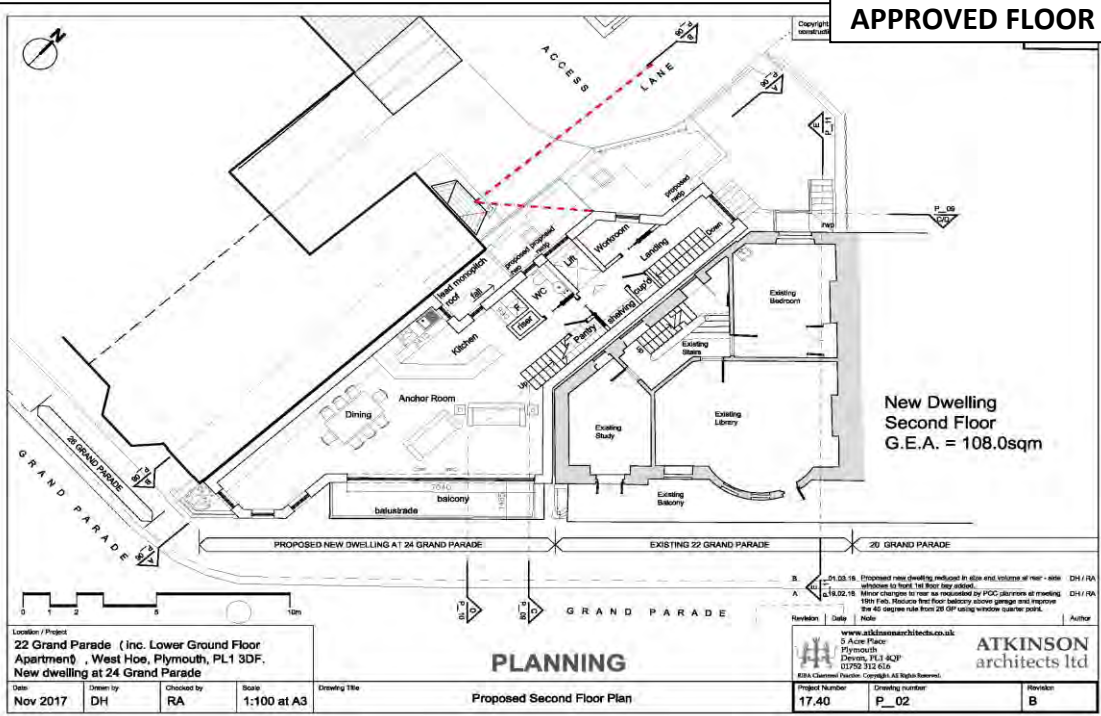
VIEW ACROSS PLOT LOOKING SOUTH



VIEW ACROSS PLOT LOOKING NORTH



APPROVED FLOOR PLANS – NOT TO SCALE





VIEW FROM No.22 LOOKING EAST