

Stoke Damerel School

| Keppel Place | Plymouth | Devon | PL2 1AX |

Lambert
Smith
Hampton

FOR SALE – DEVELOPMENT OPPORTUNITY



Opportunity Summary

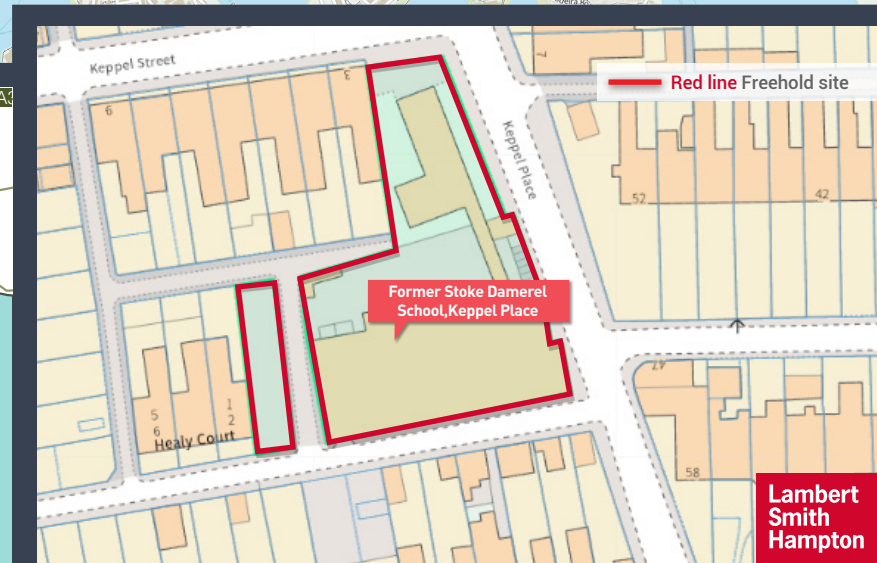
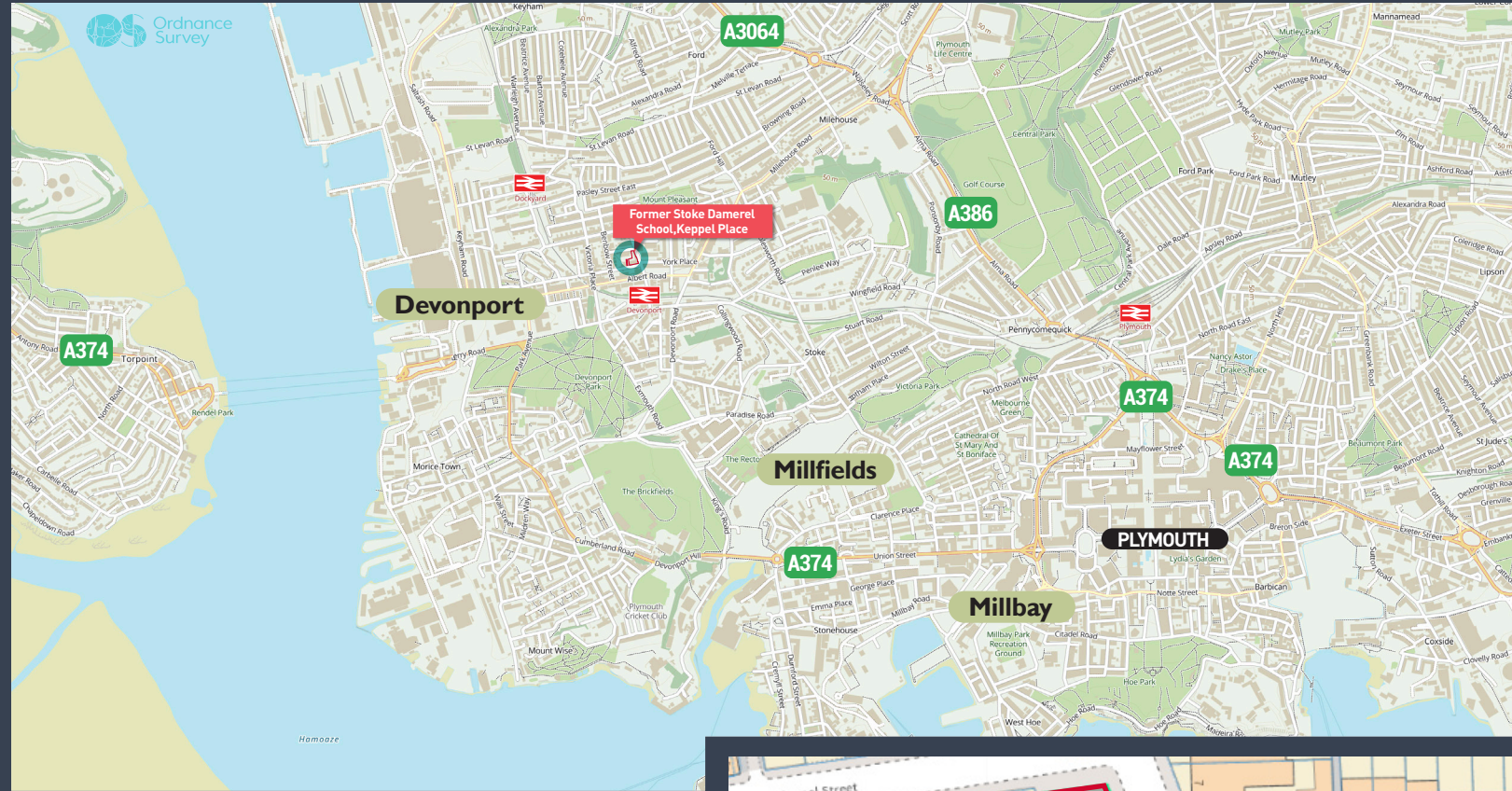
- £1,500,000 Asking Price
- 0.43 acres Freehold
- Attractive building in an established location
- Consented Conversion to 23 flats; partially commenced.

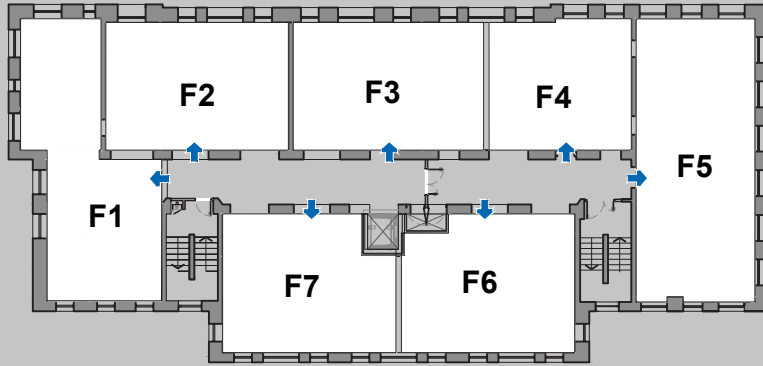
Location & Situation

○ The property is situated in The Devonport area of Plymouth which has a population in excess of 250,000. The property is situated in an established residential area close to local amenities and within a 4 minute walk of Devonport railway station. There are numerous parks within easy reach and the area has good connectivity by road via the A386, A30 and A303.

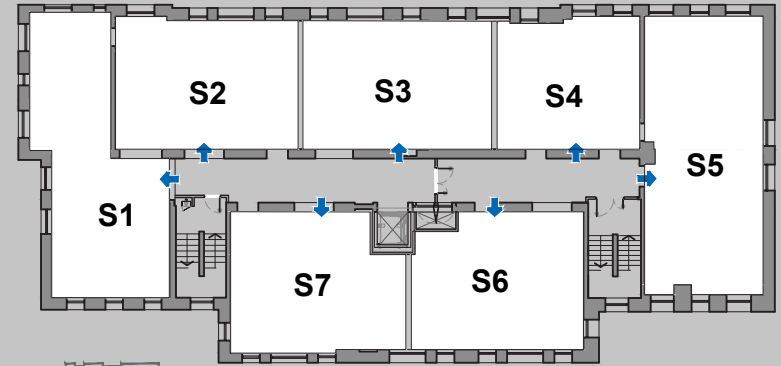
Description

A former School this imposing building has an existing GIA of **25,124 sq ft** increasing to **25,569** under its consented planning (ref: 20/01277/FUL) to provide **23 flats**. Work has commenced and the building has been partially stripped out along with partition stud work, the bulk of the conversion work is still required. The building currently hosts some telecoms mast under licence and any interested party must seek their own legal due diligence to clarify the agreement.

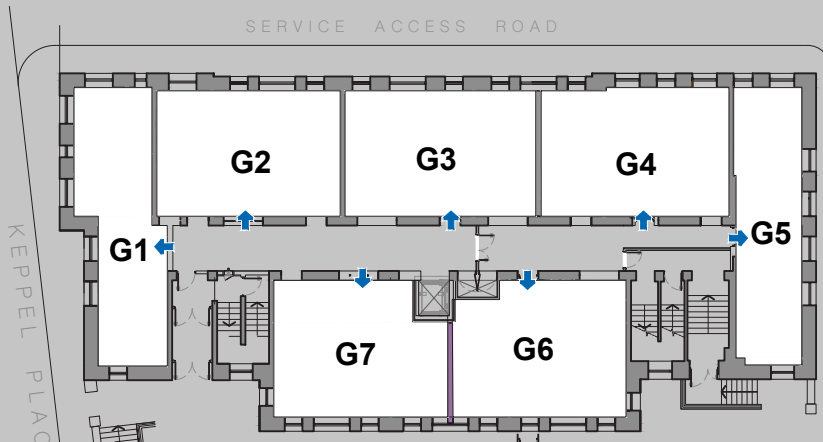




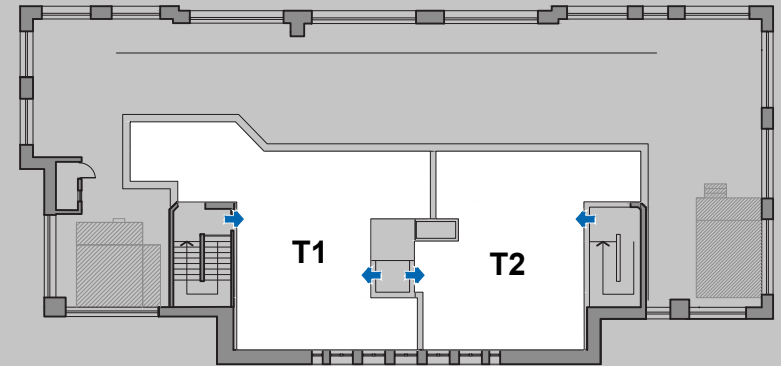
First Floor Plan



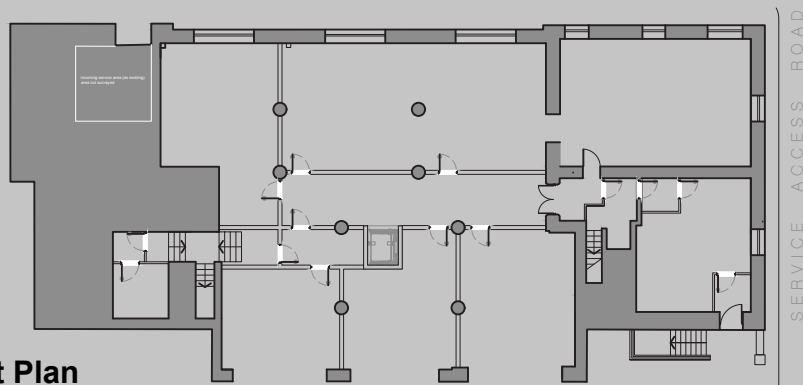
Second Floor Plan



Ground Floor Plan



Third Floor Plan



Basement Plan

Proposed Floor Plans

Proposed scheme is for indicative purposes only

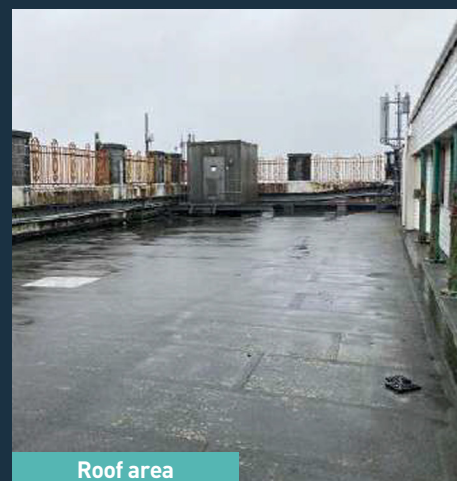
Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Gross Internal Area (GIA) floor areas to be as follows:

Floor	Description	Sq Metres	Sq Feet
Basement	Partial Strip out work commenced	433.8	4670
Ground Floor	Strip out and portioning for new layouts; 1st fix of electrical installation	575.9	6199
First Floor	Strip out and stud work, partially completed	605.3	6516
Second Floor	Strip out work commenced	605.0	6512
Third Floor	Roof area, partial internal strip out commenced	114.1	1228
Total Net Internal area:		2334.1	25,124



Example ground floor apartment



Roof area



Keppel Place elevation

Further Information

Tenure

The property held on a freehold basis under title **DN372126**.

The property will be sold with **vacant possession**.

Further detail

Additional information relating to the property is available available via 'sharefile' upon request.

EPC

A copy of this is available upon request.

Anti – Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

Legal costs

Each party will be responsible for their own legal costs.

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Contacts

The site can be viewed from the public highway. On site access will be by appointment and accompanied by the LSH or Joint agents:



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