

ADMIRALTY HOUSE

MOUNT WISE CRESCENT • PLYMOUTH • DEVON





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ADMIRALTY HOUSE

MOUNT WISE CRESCENT • PLYMOUTH • DEVON

Twelve bespoke waterside apartments in a historical setting with a contemporary vibe.

Ground Floor

Fullerton (G-01) Three Bedrooms	Gerken (G-02) Two Bedrooms	Roxburgh (G-03) Three Bedrooms
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First Floor

Frobisher (1-01) One Bedroom	Grenville (1-02) Two Bedrooms	Raleigh (1-03) One Bedroom	Drake (1-04) Two Bedrooms
Boscawen (1-05) One Bedroom	Henderson (1-06) One Bedroom	Reynolds (1-07) Two Bedrooms	

Second Floor

Forbes (2-01) Two Bedrooms	Griffin (2-02) One Bedroom
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Situated at the heart of the award winning Mount Wise development in Plymouth, the grand Grade II listed Admiralty House is being sympathetically restored to provide a bespoke collection of twelve elegant apartments.

Each apartment will benefit from 2 or 3 allocated parking spaces within a private parking area with three additional visitor parking spaces available for shared use.

Owners will enjoy private use of Admiralty Gardens, with its mature elevated south facing lawns overlooking the River Tamar towards Cornwall, the Hamoaze and Plymouth Sound.

Plymouth city centre 0.5 miles, Plymouth railway station 1.4 miles, Devonport station 0.8 miles, Torpoint ferry 1.5 miles, Plymouth international ferry port 1 mile.
(All distances are approximate)



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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Historical Background

Admiralty House has played a leading part in Plymouth's maritime history for more than 200 years. Having been in government control since the early 1800s, only a privileged few have been able to wander around the Grand Ballroom or make the most of the stunning waterfront location.

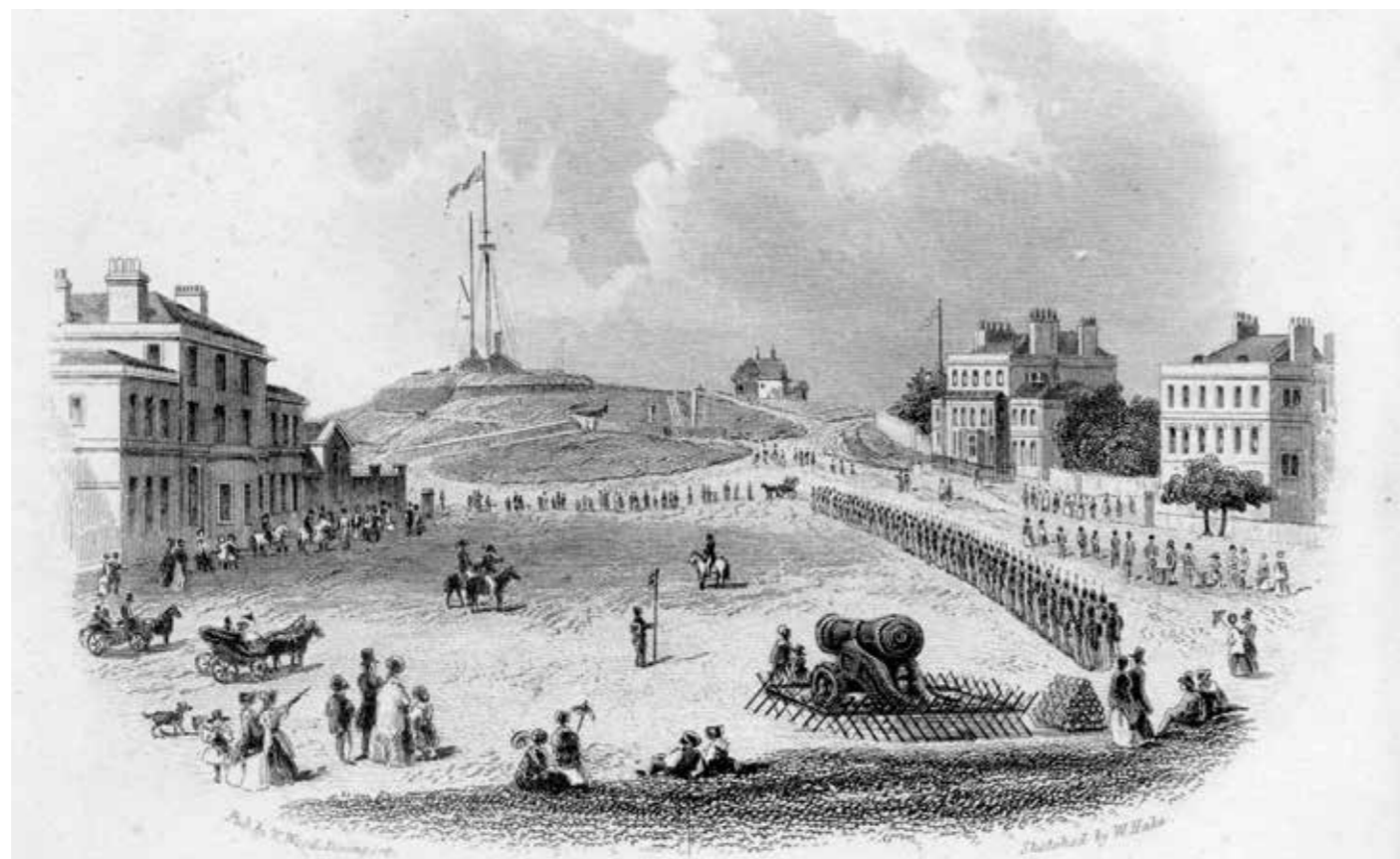
Originally named Government House, it was completed in 1793 having been built for the Governor of Plymouth. In 1803 it was passed onto the General Office Commanding Western District, a senior military department overseeing the whole of the Westcountry.

More than a century passed before the then Commander-in Chief, Vice Admiral Sir Eric Fullerton, realised how much better this residence was compared to his own. He wrote to the Secretary of the Admiralty requesting a move to Government House; 'It has a dignified and good approach and the entrance to the Hamoaze is visible from the House. The grounds are more spacious and there is ample room for entertaining.' Thus Government House became Admiralty House.

During World War II several bombs fell close to Admiralty House but, unlike much of Plymouth, it remained relatively unscathed.

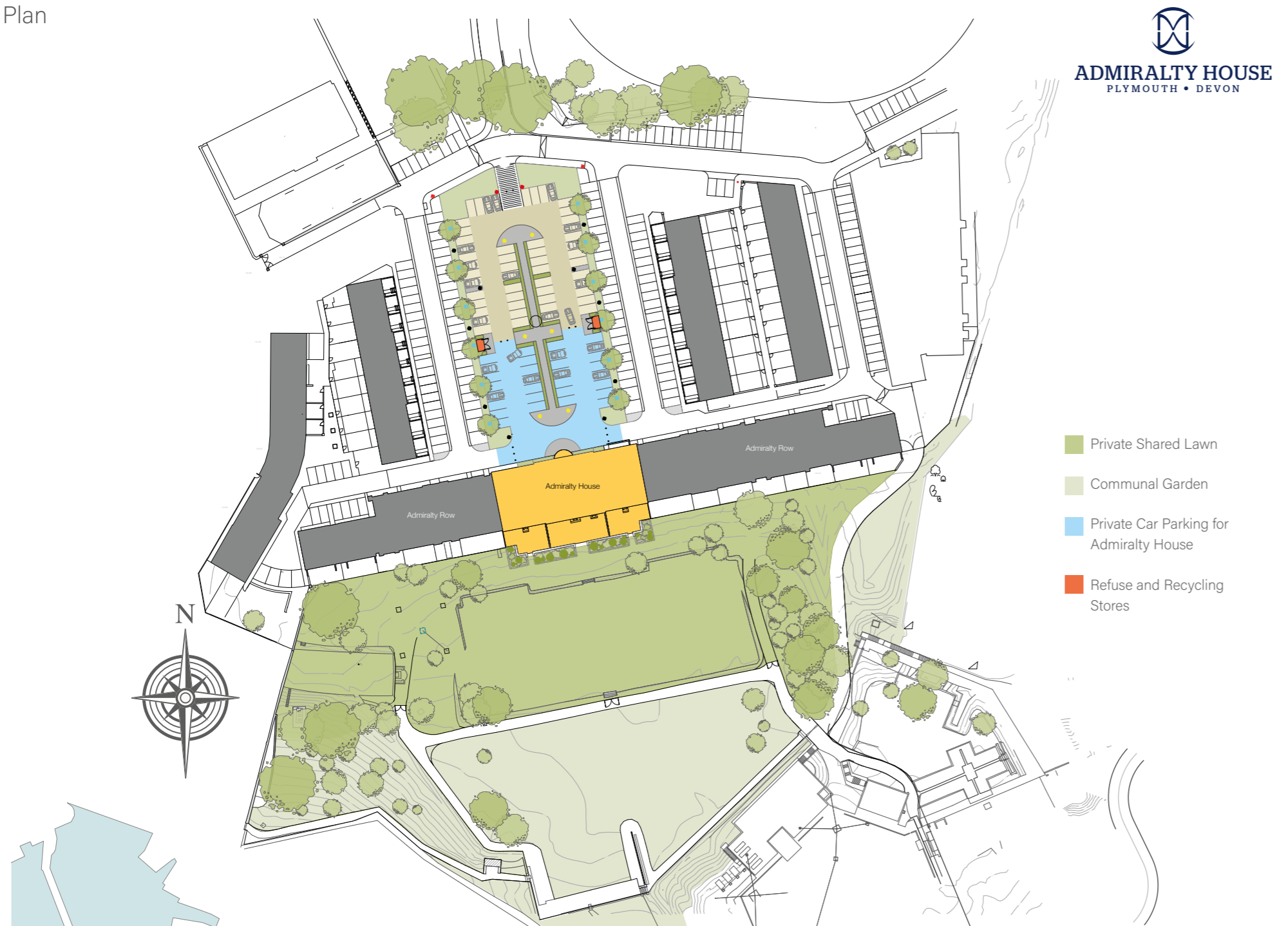
It was in 1954 that Admiralty House was declared to be of architectural and historical interest under the Town and Country Planning Act of 1947 and was given Grade II Listed status. A little more than four decades later, the post of Port Admiral Plymouth was abolished and Admiralty House then reopened to provide enviable accommodation for eight Captains from the Plymouth area.

Throughout its history, the house has witnessed many key events and has welcomed a long list of distinguished guests, including Sir Winston Churchill, King George V, the Queen Mother and more recently HRH Princess Anne.



COMMANDERS IN CHIEF		
DATE OF APPOINTMENT		ADMI.
1774	JOHN AMHERST	VADM.
1777	LORD SHULDHAM	-
1783	MARK MILBANK	-
1786	THOMAS GRAVES	RADM.
1789	SIR RICHARD H. BICKERTON BART	-
1792	PHILLIPS COLBY	-
1793	ROWLAND COTTON	-
1794	SIR RICHARD KING BART	VADM.
1799	SIR THOMAS PASLEY BART	-
1803	LORD KEITH K.B.	ADM.
1803	SIR JOHN COCHRANE	-
1804	WILLIAM YOUNG	VADM.
1810	SIR ROBERT CALDER BART	-
1813	WILLIAM DOWNEY	-
1815	SIR THOMAS DUCKWORTH BART G.C.B.	-
1817	LORD EXMOUTH G.C.B.	-
1821	THE HON. SIR ALEXANDER COCHRAN G.C.B.	-
1824	SIR JAMES T. SALEMARKE BART K.C.B.	-
1827	EARL OF NORFOLK G.C.B.	-
1830	SIR MANLEY DIXON K.C.B.	ADM.
1833	SIR WILLIAM PARROTT G.C.B. G.C.B.	-
1836	LORD ANSON BRADLEY G.C.B. G.C.H.	-
1839	SIR GUILLAU MOUET G.C.B. G.C.M.G.	-
1842	SIR DAVID MILNE G.C.B.	-
1845	SIR JOHN WEST K.C.B.	-
1848	SIR WILLIAM H. GAGE K.C.B.	-
1851	SIR JOHN A. OGDEN K.C.B.	-
1854	SIR WILLIAM PARKER G.C.B.	-
1857	SIR BARRINGTON REYNOLDS K.C.B.	-
1860	SIR ARTHUR FANSHAW K.C.B.	-
1860	SIR HOUSTON STEWART K.C.B.	VADM.
1863	SIR CHARLES H. FREMANTLE K.C.B. ADM.	-
1866	SIR WILLIAM F. MARTIN K.C.B.	-
1869	SIR HENRY J. CODRINGTON K.C.B.	-
1872	THE HON. SIR HENRY KEPPEL G.C.B.	-
1875	SIR THOMAS M. C. SYMONDS K.C.B.	-
1878	ARTHUR FARQUHAR	ADM.
1880	THE HON. SIR CHARLES G. B. ELLIOTT K.C.B.	-
1881	SIR WILLIAM HOUSTON STEWART K.C.B.	-
1884	SIR AUGUSTUS PHILLIMORE K.C.B.	-
1887	LORD JOHN HAY G.C.B.	-
1888	SIR WILLIAM M. DOWELL K.C.B.	-
1890	H.R.H. THE DUKE OF EDINBURGH	-
	K.G. KT. KP. G.C.B. ETC. ETC.	-
1893	SIR AUGERON M. L. LYONS K.C.B.	-
1896	THE HON. SIR EDMUND R. FREMANTLE	K.C.B.
1899	SIR HENRY FAIRFAX K.C.B.	-
1900	LORD CHARLES T. M. D. SCOTT G.C.B.	-
1903	SIR EDWARD H. SEYMOUR G.C.B. O.M.D.	-
1905	SIR LEWIS BEAUMONT K.C.B. K.C.M.G. VADM.	-
1908	SIR WILLOT H. FAWKES K.C.B. K.C.V.O.	-
1911	SIR WILLIAM H. MAY G.C.B. G.L.V.O. ADM.	-
1913	SIR GEORGE LE CLEON ECERTON K.C.B.	-
1916	SIR GEORGE J. S. WARRENOR BART	K.C.B. K.C.V.O. VADM.
1916	THE HON. SIR ALEXANDER E. BETHELL	K.C.B. K.C.M.G. ADM.
1918	SIR CECIL THURSBY K.C.B. K.C.M.G.	-
1920	SIR MONTAGUE E. BROWNING G.C.M.G. K.C.B.	-
1923	SIR RICHARD F. PHILLIMORE K.C.B. K.C.M.G. VADM.	-
1926	SIR RUDOLF W. BENTINCK K.C.B. K.C.M.G.	-
1929	THE HON. SIR HUBERT G. BRANG	K.C.B. K.C.M.G. K.C.V.O. ADM.
1932	SIR ERIC J. A. FULLERTON K.C.B. D.S.O. MA VADM.	-
1935	THE HON. SIR REGINALD A. R. PLUNKETT	ERNE ELLI DRAY K.C.B. D.S.O.
1938	SIR MARTIN D. DUNBAR-NASMITH VC K.C.B. ADM.	-
1941	SIR CHARLES M. FORBES G.C.B. D.S.O.	ADMIRAL OF THE FLEET
1943	SIR RALPH LEATHAM K.C.B. VADM.	-
1945	SIR HENRY D. PRIGAN WIFFELL K.C.B. C.V.O. ADM.	-

Site Plan



- Private Shared Lawn
- Communal Garden
- Private Car Parking for Admiralty House
- Refuse and Recycling Stores

Ground Floor Fullerton

G-01



- 187m² / 2,013ft²
- 3 Bedrooms
- 3 Parking Spaces
- Terrace with Access to Private Gardens

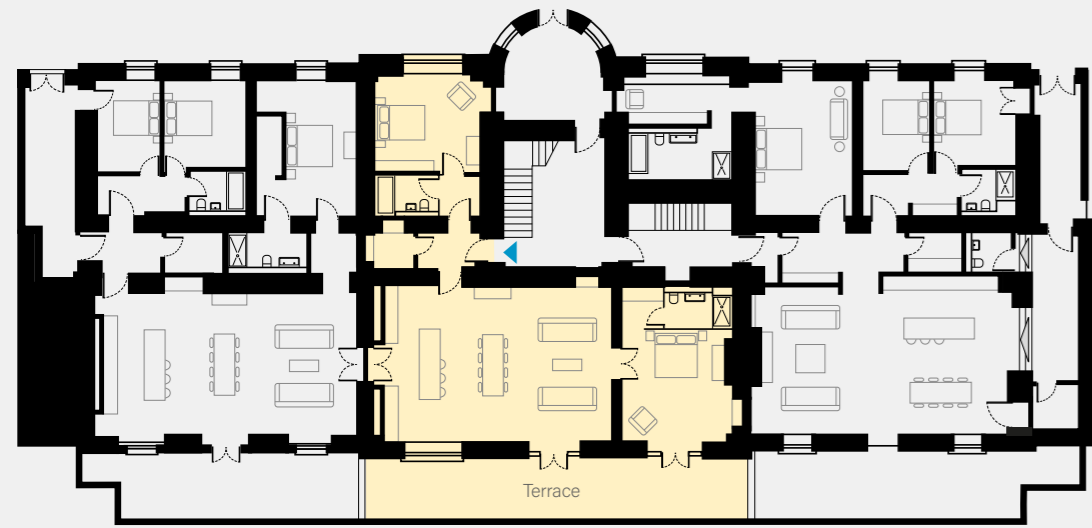
Situated on the west side of the ground floor with its own private entrance this generous three-bedroom 187m² (2,013ft²) apartment benefits from a very spacious living area facing due south with a substantial terrace and direct access onto Admiralty Gardens.

The elegant proportions of this apartment coupled with 12-foot-high ceilings provides a grand entertaining space, which together with the listed interior matched with contemporary fittings will provide comfortable modern living.



G-02

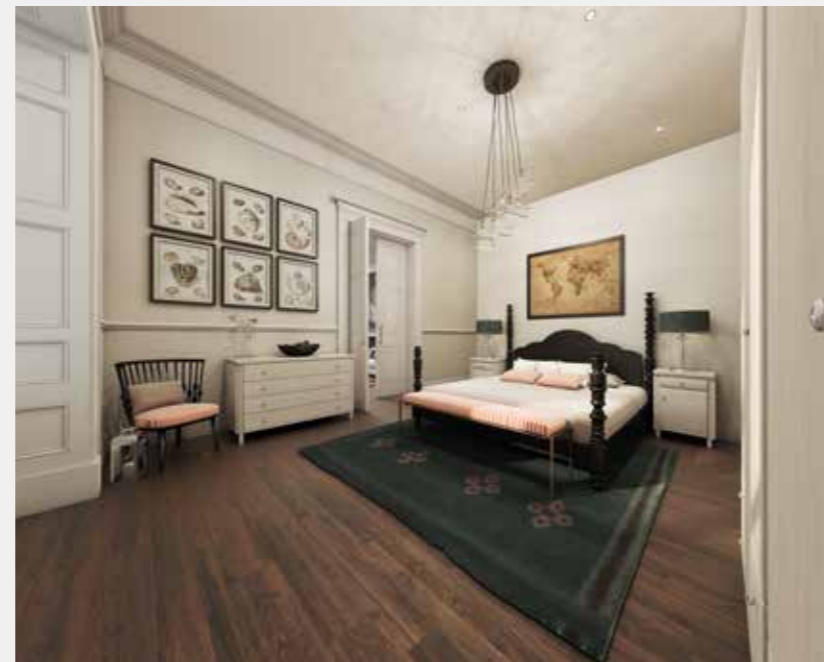
Ground Floor Gerken



- 134.38m² / 1,446ft²
- 2 Bedrooms
- 3 Parking Spaces
- Terrace with Access to Private Gardens

This two-bedroom apartment is centrally located on the ground floor of Admiralty House and extends to 134.38m² (1,446ft²). Entered directly from the impressive main building atrium this apartment provides a flexible layout. The generous living accommodation and master bedroom suite face south, both with double doors onto the large terrace providing direct access to Admiralty Gardens.

This apartment comprises the former sitting room and ante-room of the House, and with the high ceilings and many of the original features retained it is easy to imagine the many exciting events that have happened at this House over the years.



G-03

Ground Floor Roxburgh



- 202.40m² / 2,179ft²
- 3 Bedrooms
- 3 Parking Spaces
- Terrace with Access to Private Gardens

This stately three-bedroom ground floor apartment occupies the east wing of Admiralty House and enjoys two entrances, one from the main hallway and a second shared entrance with the adjoining property.

This apartment, formerly the elegant ballroom for the House, extends to 202.40m² (2,179ft²). The living accommodation is situated to the south with doors opening onto the large south facing terrace benefiting from direct access to Admiralty Gardens. The magnificent master bedroom suite and two further generous double bedrooms overlook Maritime Square.



First Floor Apartments



1-01 to 1-07

Frobisher (1-01)
57.50m² / 619ft²
1 Bedroom

Grenville (1-02)
70.20m² / 756ft²
2 Bedrooms

Raleigh (1-03)
57.50m² / 619ft²
1 Bedroom

Drake (1-04)
98.10m² / 1,057ft²
2 Bedrooms

Boscawen (1-05)
56.30m² / 607ft²
1 Bedroom

Henderson (1-06)
54.40m² / 586ft²
1 Bedroom

Reynolds (1-07)
69.60m² / 750ft²
2 Bedrooms

All apartments have
2 parking spaces and
access to private gardens.



Second Floor Apartments

2-01

Forbes (2-01)



- 116.40m² / 1,254ft²
- 2 Bedrooms
- 2 Parking Spaces
- Access to Private Gardens

This two-bedroom 116.40m² (1,254ft²) apartment on the second floor enjoys 180° panoramic far reaching views to the south, east and west. The sash windows on the south elevation in the living area and master bedroom benefit from low cills and splayed reveals to maximise the natural light and sensational waterside setting. This apartment is well laid out and offers the best of modern living coupled with an envious position within this grand building.



Second Floor Apartments *continued*

Griffin (2-02)

- 58.00m² / 625ft²
- 1 Bedroom
- 2 Parking Spaces
- Access to Private Gardens

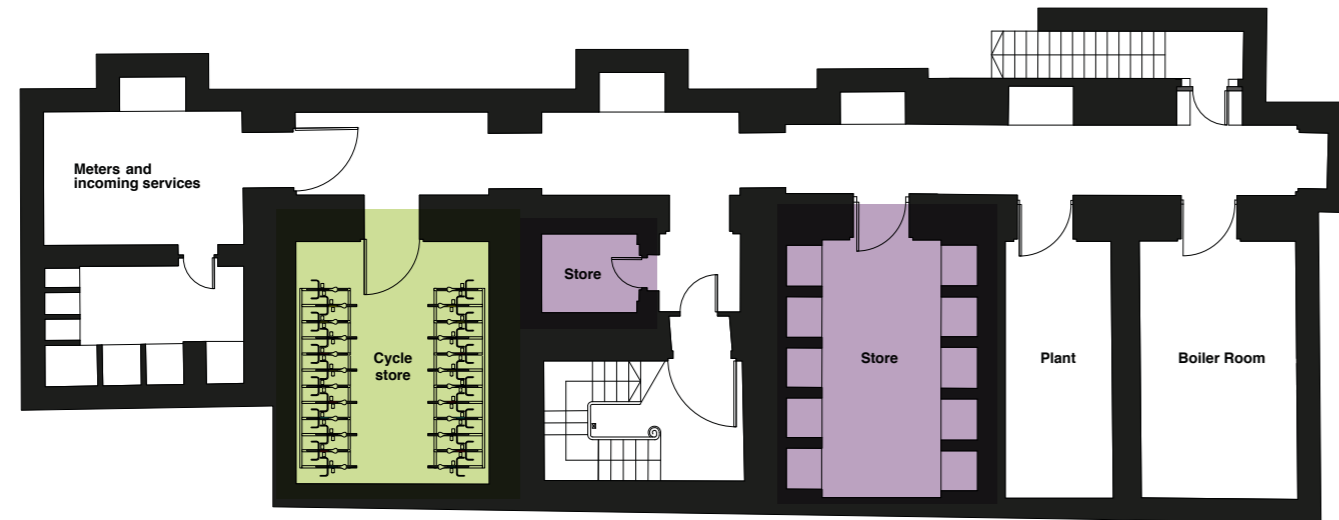
This 58m² (625ft²) second floor apartment overlooks Maritime Square with views towards the cricket pitch, Plymouth City to the east and out towards the River Tamar to the west. It benefits from a separate kitchen and living/dining room. It has a contemporary feel with a separate kitchen and living/dining area.



2-02

Basement

- Cycle Store
- Storage Areas



The Mount Wise Estate

The Mount Wise Estate is a 28 acre former MOD property which has been sensitively developed over the last few years into an award winning residential led development surrounding a cricket pitch with mature landscaping and prestigious Listed buildings.

The Mount Wise development provides an escape in the heart of the city. Once a gated military site, now an open welcoming place with a sensitive redevelopment which feels like it has been established far longer than the last few years.

Services

Mains water, drainage and electricity. A communal heating and hot water system supplies hot water and heating to each apartment. Usage is individually metered. Leeward House is a privately managed and operated development and forms part of Mount Wise Estate.

General Information

- Target occupation in Spring 2020
- 999 year lease
- 10 year building warranty or Architect's Certificate
- Ground rent £350 per annum
- Please speak to the sales team for information on Service Charges
- Admiralty House is a privately managed and operated development as part of the Mount Wise Estate

Local Authority

Plymouth City Council, Plymouth, PL1 3BJ
01752 668000

Viewing

Strictly by appointment only with the agent



01752 676633

65 Southside Street, Plymouth, Devon, PL1 2LA

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Directions - Postcode PL1 4HZ

From Exeter and the M5 follow the A38 to Plymouth. Take the A386 sliproad to A374 / city centre / Tavistock / Torpoint. At Manadon roundabout, take second exit. Merge onto Outland Road / A386. After about one and a half miles keep right to continue on Outland Road / A3064. Take slight left onto Milehouse Road / B3396.

At the roundabout, continue straight onto Devonport Road. After approximately half a mile continue ahead at the traffic lights onto Kings Road. At the roundabout take the third exit onto Devonport Hill / A374. After about quarter of a mile turn left into the Mount Wise development.



01752 67 66 33

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Important Notice

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