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# LANDULPH METHODIST CHURCH LANDULPH, SALTASH, PL12 6NF

PRICE GUIDE £250,000





SOLD - Scott Parry Associates are pleased to report another successful sale - TAMAR VALLEY GEM - A beautiful former Methodist church with positive pre-app for residential conversion, Grade 2 Listed and of immense architectural merit, the church occupies a generous plot and is only 0.5 mile from the waterfront and yacht club. Church Building About 1980 sq ft, Garage/Workshop, Ample Parking and Amenity Space.

CARGREEN YACHT CLUB 0.5 MILE, SALTASH 5 MILES, WHITSAND BAY 14 MILES, PLYMOUTH 11 MILES, EXETER 54 MILES

#### LOCATION

Landulph Methodist Church lies in an enviable position close to the village of Cargreen with its long tidal frontage to the Tamar River/Estuary, the sheltered waters of Plymouth Sound are only about 6 miles to the south by boat.

Landulph has a fascinating history as an embarkation point for pilgrims visiting the shrine of St James at Compostela de Santiago during the 15th century, there is a beautiful church with Norman origins, a primary school (rated "good" by Ofsted) and a community hall. Closeby Cargreen is a charming riverside village which would have been a hive of activity in Victorian times with the wide and sheltered waters of the River Tamar being used as a busy thoroughfare transporting agricultural goods to Plymouth. Cargreen has a yacht club with deep water moorings available on the River Tamar.

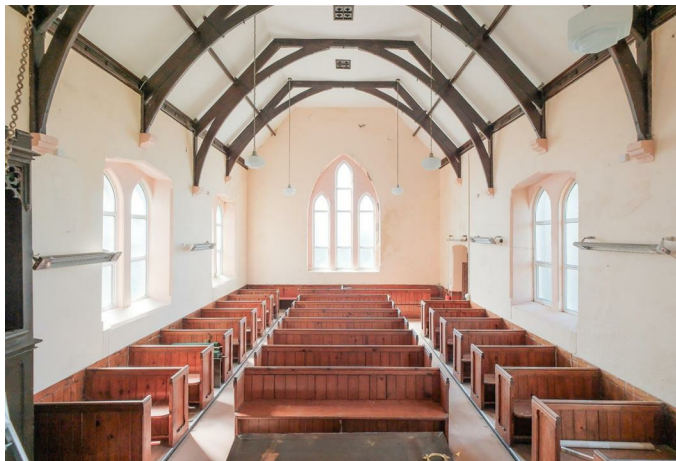
The Landulph peninsula is one of the regions most scenic positions. The Tamar Valley was granted World Heritage Status in 2006 and is an Area of Outstanding Natural Beauty.

There are delightful walks to be enjoyed around the waterside areas and the countryside of the Tamar Valley. Places of interest locally include Pentillie Castle (the setting for the popular Sky 1 drama, Delicious) with its beautiful gardens and the venue for various events, various National Trust properties including Cothele House, The landmark of The Cheeswring on Bodmin Moor and the wide open spaces of the Dartmoor National Park are within an easy drive.

The waterside town of Saltash, includes a Waitrose store on its northern outskirts. Plymouth is accessible via the A38 and provides a wide range of facilities including a cross channel ferry port and mainline railway station (Plymouth - London Paddington 3hrs).

Nearby St Mellion International Golf Resort offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant. There is a Montessori Nursery at St Germans (8 miles) and independent schools at Tavistock and Plymouth.

Plymouth has a long and historic waterfront together with a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferry port with services to France and Northern Spain. International flights are available from Newquay (40 miles) and Exeter (55 miles). The fabulous harbour side town of Fowey lies 32 miles to the south and the famous surfing beach of Polzeath is within about a 1 hour drive.



## DESCRIPTION

Landolph Methodist Church comprises a former church which is Grade 2 Listed and bears the date stamp 1874. The building has handsome Devon limestone rubble elevations and has unique architecture including a two storey tower with diagonal weathered buttresses, pointed arched doorway with double doors and hood mould to front; pointed lancet above with hood mould. Brick cornice and bellcast pyramidal roof with cast iron finial amongst other features.

The property is offered for sale freehold with vacant possession and has the potential for alternative uses including residential, subject to any consents that may be required.

The Methodist Circuit have made a pre-app with Cornwall Council seeking advice regarding the conversion of the church building to a dwelling. The advice from the planning officer is as follows - "The conversion of the chapel and Sunday school to a single residential unit is likely to be supported where there is no other use for the building such as community use. This chapel lends itself well to single residential use as it has the benefit of the two storey Sunday school to the rear. Informed repairs, renovations and sensitive conversion scheme of the listed building are likely to be supported in principle. Guidance from Historic England advises that where changes to the interior are being considered it is important to maintain, wherever possible, the emphasis on the rostrum end and structural features such as cornices, ceiling roses and galleries. Whilst full plans and layouts have not been drawn up as yet, it is recommended to follow the guidance on Chapel conversions which give good general principles for a conversion of this nature; to retain as much of the original features in situ or relocated elsewhere if necessary, and to give full justification in any application if it is not possible to do so. Whilst there are some plans submitted within the pre-app, HEP does have concerns about some of the proposals at this early stage." and the conclusion given - "In order to gain officer support, any forthcoming application will need to demonstrate compliance with policies 4 and 7 of the Cornwall Local Plan, relating to the loss of a community facility and the creation of a new dwelling in the open countryside. Detailed advice has been provided by the historic environment planning (HEP) officer. Some concerns are raised within this advice, so the final plans must incorporate the recommendations made by the HEP officer. Any forthcoming application will not be approved without the support of the HEP officer, if their recommendations have not been incorporated then a positive outcome is unlikely."

A full copy of the pre-app and the advice received from the planning officer is available by email upon request or by visiting the Cornwall Council Online Planning Portal.

The current layout is demonstrated by reference to the floorplan.

We understand that mains water and electricity is connected and that the building has private drainage.

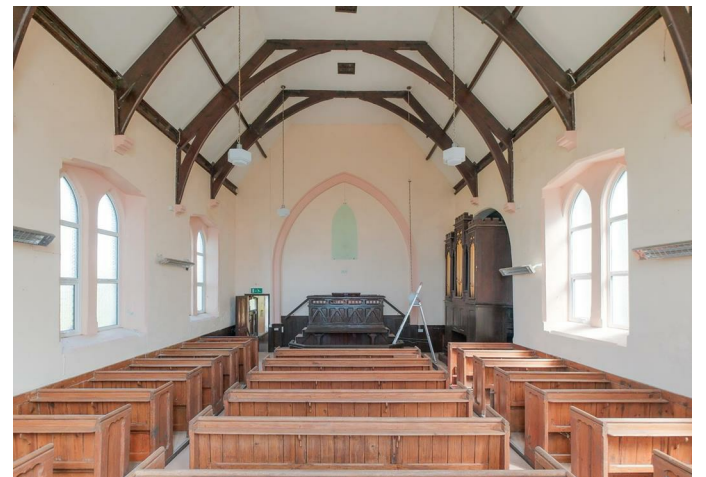
## OUTSIDE

A low original stone wall with wrought iron railings forms the roadside boundary with an opening leading to ample parking space. Stone built Garage/Workshop building of about 254 sq ft. Ample lawned amenity space presenting opportunities for the creation of a wonderful garden.

## DIRECTIONS

Using Sat Nav - Postcode PL12 6NF







# Landulph Methodist Church

Approximate Gross Internal Area = 183.9 sq m / 1980 sq ft

Garage = 23.6 sq m / 254 sq ft

Total = 207.5 sq m / 2234 sq ft  
(Excluding Void)

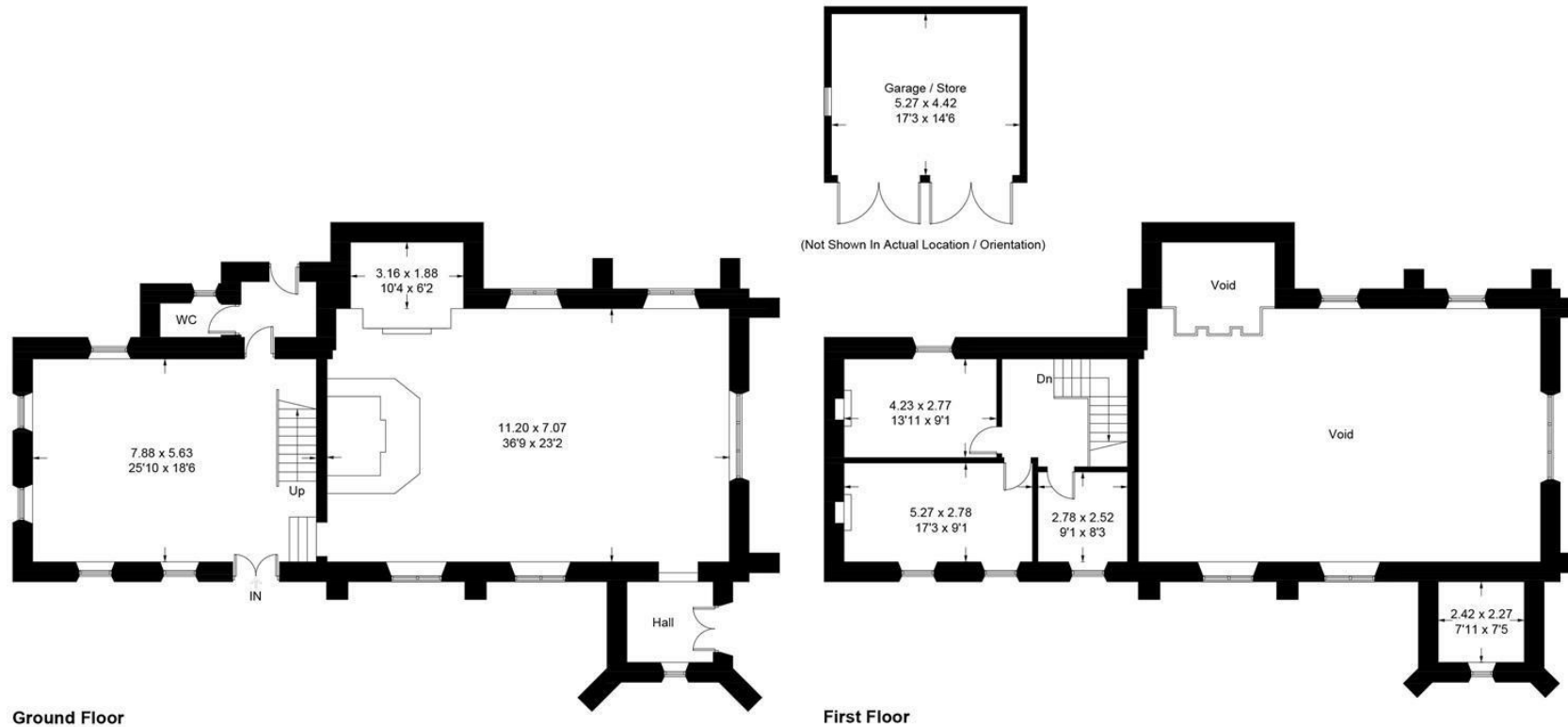


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These particulars should not be relied upon.