



## Albert Rd, Plymouth, PL2 1AQ

Offers Over £160,000

 8  8

Formerly the Stonemasons pub, the property is now in need of complete redevelopment, with planning already granted for an 8-bedroom HMO made up of 3 studios and 5 en-suite rooms.

There is also a large side plot which could offer further potential in the future, subject to the relevant permissions.

The property is well positioned for Devonport Dockyard and comes with a range of surveys and supporting information already available.

There may also be scope to improve the current layout to reduce build costs and increase the overall rental and end value.

**Floor Area**  
sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£0 per annum

**Ground Rent**  
£0 per annum

- Former public house offering substantial redevelopment potential
- Substantial side plot with potential for future development, subject to planning
- Located within easy reach of Babcock Devonport Dockyard
- Planning permission granted for an 8-bedroom HMO - 3 Studios and 5 en-suite bedrooms
- Scope to explore an alternative internal configuration
- Range of surveys and supporting documentation available

