

gth



37-41 Grenville Road
Plymouth , Devon PL4 9PY



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*Development opportunity for a range of uses (including conversion to 5no. apartment),
subject to grant of detail planning permission and/or change of use.*



The site extends, in total, to approximately 0.10-acres (0.04-hectares).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue, Taunton,

Somerset TA1 2UH

01823 334466



GREENSLADE TAYLOR HUNT

www.gth.net

Mark Chugg

01823 219993

mark.chugg@gth.net

George Williams

01823 334466

george.williams@gth.net

Location

The property is located to the south-east of Plymouth City Centre, in the administrative area of Plymouth City Council (PCC). It lies to the south of Tothill Park and north-east of Sutton Harbour. It is located in the residential area of St Judes.

The Historic Port City of Plymouth offers a comprehensive range of ecclesiastical, educational, cultural, leisure and shopping facilities and amenities. These include (but are not limited to): the University of Plymouth, the National Marine Aquarium, the Royal Citadel, Royal William Yard and the Historic Barbican Area.

Dartmoor National Park and both Tamar Valley and South Devon Areas of Outstanding Natural Beauty (AONB) are all within easy reach and are renowned for their abundance of wildlife and dramatic landscapes.

There are a number of good schools within walking distance of the property, including:- Price Rock Primary School (approximately 0.4-miles/0.6-kilometres), Salisbury Road Primary School (approximately 0.7-miles/1.1-kilometres), Holy Cross Catholic Primary School (approximately 0.4-miles/0.6-kilometres) and Lipson Co-operative Academy (approximately 1.3-miles/2-kilometres).

Communications

Road – To the north east, the A38 offers access to Ivybridge (approximately 11-miles/18-kilometres), Ashburton (25-miles/40-kilometres), Exeter (approximately 45-miles/72-kilometres) and the M5 beyond. To the west, the A38 offers access to Saltash (approximately 2-miles/3.2-kilometres), Liskeard (approximately 16-miles/26-kilometres) and Bodmin (approximately 30-miles/48-kilometres). The A386 offers access north to Yelverton (approximately 9-miles/14-kilometres) Tavistock (approximately 14-miles/23-kilometres) and Okehampton (approximately 30-miles/48-kilometres).

Bus – the City of Plymouth is served by a comprehensive bus service. There are 10no. bus stops within approximately 350-metres/1,150-feet of the property. These offer regular bus services to the wider city, including Plymouth Railway Station.

Rail— Plymouth Railway Station is approximately 1-mile (1.6-kilometres) from the property. Plymouth Railway Station is a junction station. It operates on both the London Paddington to Penzance Line and the Tamar Valley Line, which provides services from Plymouth to Gunnislake, Cornwall.

Air – Exeter International Airport is approximately 47-miles (75-kilometres) to the north-east and has scheduled and chartered flights to a range of national and international destinations.





Property

The property is currently occupied by a former church, built of predominantly brick under a pitched roof. Internally, the existing building extends to approximately 214 sq. m. (2,303 sq. ft.) GIA.

The building comprises: entrance hall, toilets, kitchen, a number of offices/meeting rooms and one large former auditorium. Externally, a garden wraps around the side and rear of the building and includes a small patio area.

The site extends, in total, to approximately 0.10-acres (0.04-hectares). It is generally level and is accessed from Grenville Road to the south.

There may be the possibility of creating an access off the rear service lane to the north, subject to having the necessary rights.

The property is bound to the north by an unclassified road; to the east and west by dwellings; and to the south by Grenville Road.

The property houses is shown outlined in red on the site plan overleaf. It is shown for identification purposes only and the plan is not to be relied upon.

Planning Opportunity

A Pre-Application Enquiry was submitted, on 22nd April 2021, to PCC. This was for the conversion of the existing building to 5no. apartments. A response from PCC, in December 2021, confirms that the Council considers the site to be in a suitable location close to local amenities, with the principle for housing being generally supported.

The Pre-Application Enquiry and Response are contained within the Information Pack.

The property offers a development opportunity for a range of uses (including conversion to 5no. Apartments), subject to grant of detailed planning permission and/or change of use.

Local Authority

Plymouth City Council
Ballard House
West Hoe Road
Plymouth
PL1 3BJ

T: (01752) 668000

W: <https://www.plymouth.gov.uk>

E: planningconsents@plymouth.gov.uk

Tenure and Possession

The seller owns the freehold (title absolute) of the property being offered for sale. It is registered with the Land Registry under title number: DN502547.

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

Guide Price

Price on application.

Offers are invited on an unconditional basis.

Overage

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

Value Added Tax

The seller will not be opting to tax; therefore, Value-Added Tax (VAT) will not be payable in addition to the sale price.

All interested parties should make their own enquiries of HMRC.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Services

We understand that all mains services are available on or near the property.

All interested parties should make their own enquiries of the Statutory Utility Providers.

Council Tax

As the building was last used as a Place of Worship, it is currently exempt from Council Tax.

All interested parties should make their own enquiries of PCC.

Energy Performance Certificate

As the building was last used as a Place of Worship, it is currently exempt from an EPC rating.

Additional Information

The information pack is available, via the link, set out below:-

<https://www.dropbox.com/sh/q5ri1hxbvh7pg4i/AADkaApPsiA8NRD5vEG9HgUMa?dl=0>

Viewings

All viewings are strictly by appointment.

The enclosed covering letter sets out the viewing days.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Directions

Sat Nav: PL4 9PY

what3words: baked.brings.major

From the East (Plymstock area), go over the Laira Bridge towards the city centre. Once over the bridge, take the second left hand turn, which is signposted for the city centre. Then take the first left turn signed posted for Faraday Mill Business Park. At the end of the road, there is a T-junction onto Cattewater Road turn left. Follow Cattewater Road to the end, where there is a T-junction with Elliot Road turn right. Follow Elliot Road to the end, where it joins Embankment Road. Turn right onto Embankment Road, and then immediately left onto Florence Place. At the end of Florence Place joining Grenville Road, turn left onto Grenville Road and the site will be on your right. The property is approx. 350-metres/1,150-feet.

From the West (City Centre), head southwest along Cobourg Street until you reach Charles Cross Roundabout. Take the first exit onto Hampton Street and then turn immediately right onto Ebrington Street. Follow down Ebrington Street, which will lead onto Beaumont Road. Once you reach the end of the road, turn right. Take Tothill Avenue, until you reach Desborough Road. Having turned onto Desborough Road, take the third right onto Bulmer Road where you will then arrive on Grenville Road. The property will then be on your right.

It will be identifiable by a Greenslade Taylor Hunt signboard.



Planning

Our Planning department will be delighted to provide prospective buyers with planning advice. The department’s telephone number is: (01823) 334466 and it’s email address is: claire.alershankey@gth.net.

Our Planning Service brochure is available via the link set out below:-

[GTH Planning Services](#)

New Homes

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of any proposed residential development scheme and advice on marketing of the new homes. The department’s telephone number is: (01823) 219950 and its email address is: sarah.hall@gth.net.

Our New Homes Service brochure is available via the link set out below:-

[New Homes with GTH](#)

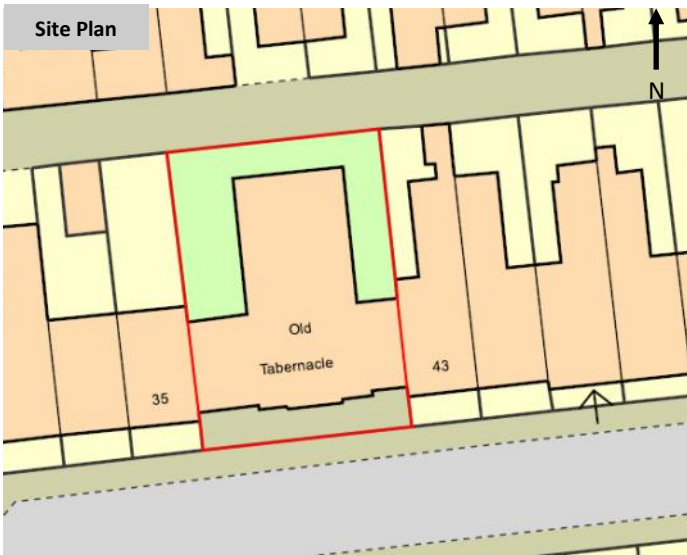
Important Notice

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
- They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
- 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken April 2022

Sales Brochure prepared April 2022



Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

A photograph of the interior of a church hall. The room has a high, vaulted ceiling with exposed wooden beams and several long, rectangular pendant lights. The walls are white, and the floor is covered in dark grey carpet. In the center, there is a wooden altar area with a large red cross on the wall behind it. To the left and right of the altar are wooden storage units. Red chairs are arranged in rows on the right side of the room. There are large windows on the left and right walls, and a door is visible on the right. The overall atmosphere is bright and airy.

gth

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GREENSLADE TAYLOR HUNT

www.gth.net

Your Ref:
Our Ref: MCC/GHW/240
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

DEVELOPMENT OPPORTUNITY
37 - 41 GRENVILLE ROAD, PLYMOUTH, DEVON PL4 9PY

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Shekinah Mission (Plymouth) Limited. It is instructed to market and sell the property, as described above.

Please find enclosed for your attention the sales brochure for the property.

Property

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The building comprises: entrance hall, toilets, kitchen, a number of offices/meeting rooms and one large former auditorium. Externally, a garden wraps around the side and rear of the building and includes a small patio area.

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Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

Guide Price

Price on application.

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 22nd July 2022.**

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**37 - 41 Grenville Road, Plymouth, Devon PL4 9PY**', but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is: mark.chugg@gth.net.

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack is available, via the link, set out below:-

<https://www.dropbox.com/sh/q5ri1hxbvh7pg4i/AADkaApPsjA8NRD5vEG9HgUMa?dl=0>

Viewings

All viewings are strictly by appointment.

Please note that we will not be attending the property, if we do not have any appointments to view on any of the dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

Viewings will take place between **9:00am** and **11:00am** on the days, as set out below:-

- **Wednesday 15th June 2022;**
- **Wednesday 22nd June 2022;**
- **Wednesday 29th 2022; and**
- **Wednesday 13th July 2022.**

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this property to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the property or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: mark.chugg@gth.net or george.williams@gth.net.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. A. Hunt', with a long horizontal stroke extending to the right.

Greenslade Taylor Hunt

Enc Sales brochure