

CONVERSION OPPORTUNITY OF FORMER CHURCH HALL TO FORM 4 x TWO STOREY DWELLINGS ST JOHNS DARTMOUTH ROAD PAIGNTON TQ4 5AD



- Conditional Planning Permission P/2014/1156PA & Listed Building Consent P/2014/1157/LB
- Torbay Building Control confirmation Building Work Started – application 21.01871
- Discharge of Conditions 1 and 2 re P/2014/1157/LB
- Town centre location, level walk to shops, seafront, train and bus stations
- Guide Price £350,000

View of existing west elevation - Former church hall in the centre whilst on the left/attached, is an already converted bungalow which is **not** part of the sale

KLP
KITCHENER
LAND AND PLANNING

THE PROPERTY – PAIGNTON TQ4 5AD

KLP are delighted to offer this centrally located conversion opportunity of a former church hall to form 4 x two storey dwellings units. Planning Permission and Listed Building Consent was granted for five units in total, the fifth unit has already been converted and comprises an attached bungalow, this is not part of the sale. We understand that the property is of solid masonry construction with stone elevations beneath a pitched slate roof. Internally the property has timber floors, painted plaster walls and a vaulted ceiling with a small single storey section offering access onto Dartmouth Road. An adjacent car parking area is included in the sale accessed from Commercial Road, see location plans below.

The approved plans below show units 1 (c.810sqft), 2 (c.755sqft) and 4 (c.640sqft) as 2 bedroom dwellings with unit 5 (c.495sqft) as a 1 bedroom dwelling. Units 1 and 5 are shown to have small outside courtyard gardens.

The cgi drawings also below show an illustrative alternative scheme which we understand amends only the internal layout. The scheme remains as 4 units (3 x 2 bed and 1 x 1 bed) but with the benefit of each unit having a mezzanine floor & balcony overlooking the first floor.

The property is situated on the fringe of Paignton town centre very close to the train and bus stations and c.550M from the sea front.

PAIGNTON

Paignton is a colourful, traditional seaside resort popular for its mild climate and lively seafront. Situated on the coast of Tor Bay and together with Torquay and Brixham it forms the borough of Torbay which was created in 1998. The area is a holiday destination known as the English Riviera.

Comprehensive facilities for shopping, leisure, education and health are readily available within the Borough of Torbay. It has national rail links from its railway stations at Torquay and Paignton and has swift connections via the A380 to the national motorway network (M5) on the outskirts of the cathedral city of Exeter.

PLANNING & TECHNICAL

Torbay Council (TDC) granted planning permission under application P/2014/1156/PA for the conversion of church hall into five residential apartments and demolition of external brick built boiler room, approval dated 09 March 2015. The permission is subject

to a S106 Agreement dated 09 March 2015, we are advised that the sum owing under this agreement (£5,625.90) has been paid.

Torbay Council granted Conditional Listed Building Consent under application P/2014/1157/LB for the conversion of church hall into five residential apartments and demolition of external brick built boiler room, approval dated 09 March 2015.

Torbay Council confirmed the discharge of conditions 1 and 2 following receipt of details pursuant to application P/2014/1157, notice dated 04 January 2018. Torbay Building Control have confirmed building work has started under application 21.01871.

We are advised that the Building Regulation fee has been paid, the bungalow has been completed and signed off, no building regulation information has been sent to Torbay Council for the remainder of the units.

We are advised that the property has 4 mains electric supplies (one is three phase in order to power an electric boiler), 3 mains gas supplies and 4 mains water supplies.

CIL is not chargeable in this instance, the planning permissions predate its introduction.

A planning information pack is available upon request via a drop box link.

METHOD OF SALE

The freehold of the property is offered for sale by Private Treaty.

Guide Price £350,000

VIEWING – STRICTLY BY APPOINTMENT ONLY

All viewings need to be via appointment with KLP on 01392 879300 who hold keys and will accompany viewings.

CONTACT – Darryl Hendley



Newcourt Barton
Clyst Road, Topsham
Exeter, EX3 0DB
Email: darryl@klp.land
01392 879300
07850 275265

Ref: 800/DH/R2

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

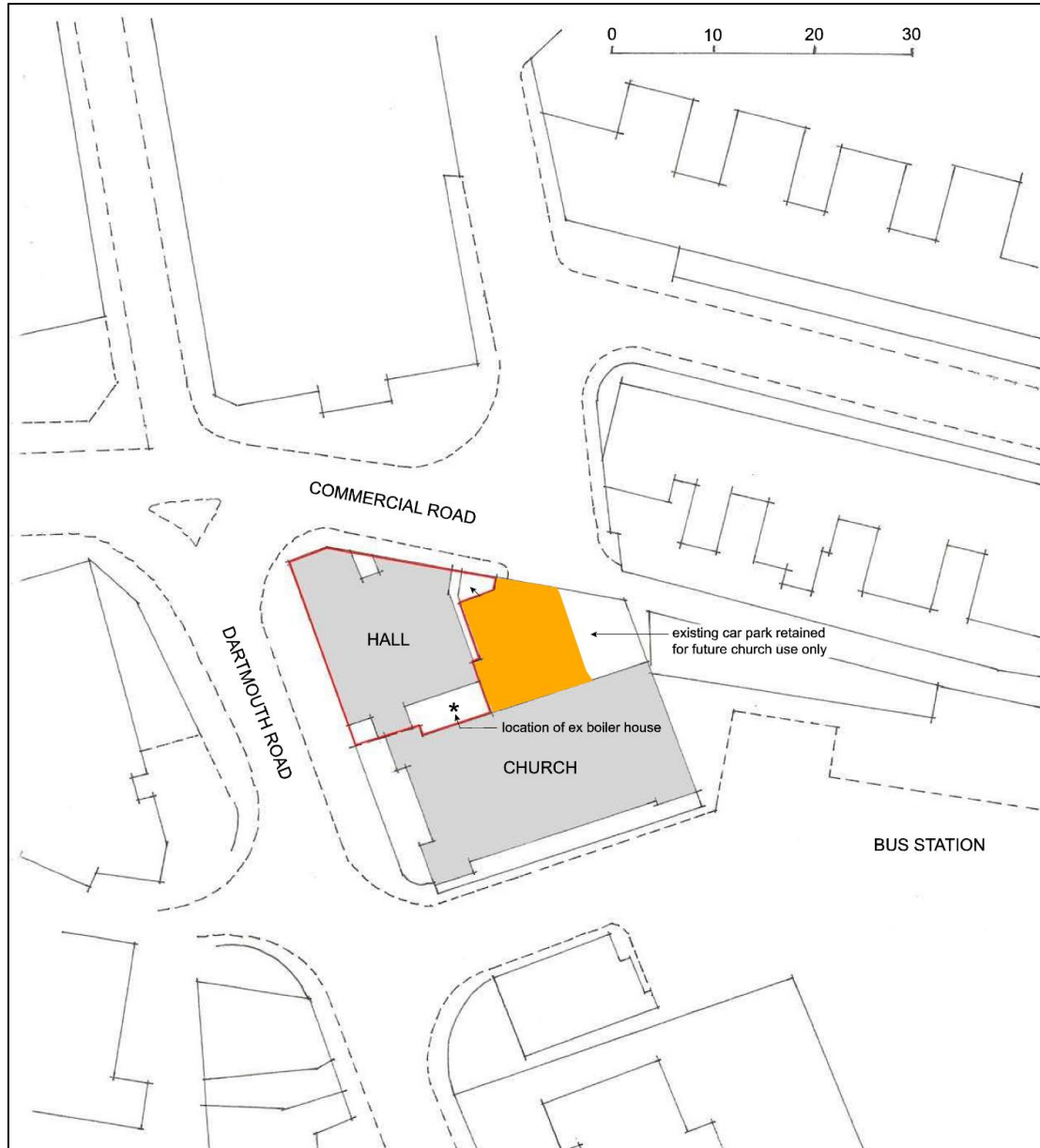


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Location Plan – Not to Scale

Note 1 – The red line area is the application boundary which includes the already converted bungalow which is **not** part of the sale

Note 2 – The yellow shaded area (approximate) is for car parking and is included in the sale



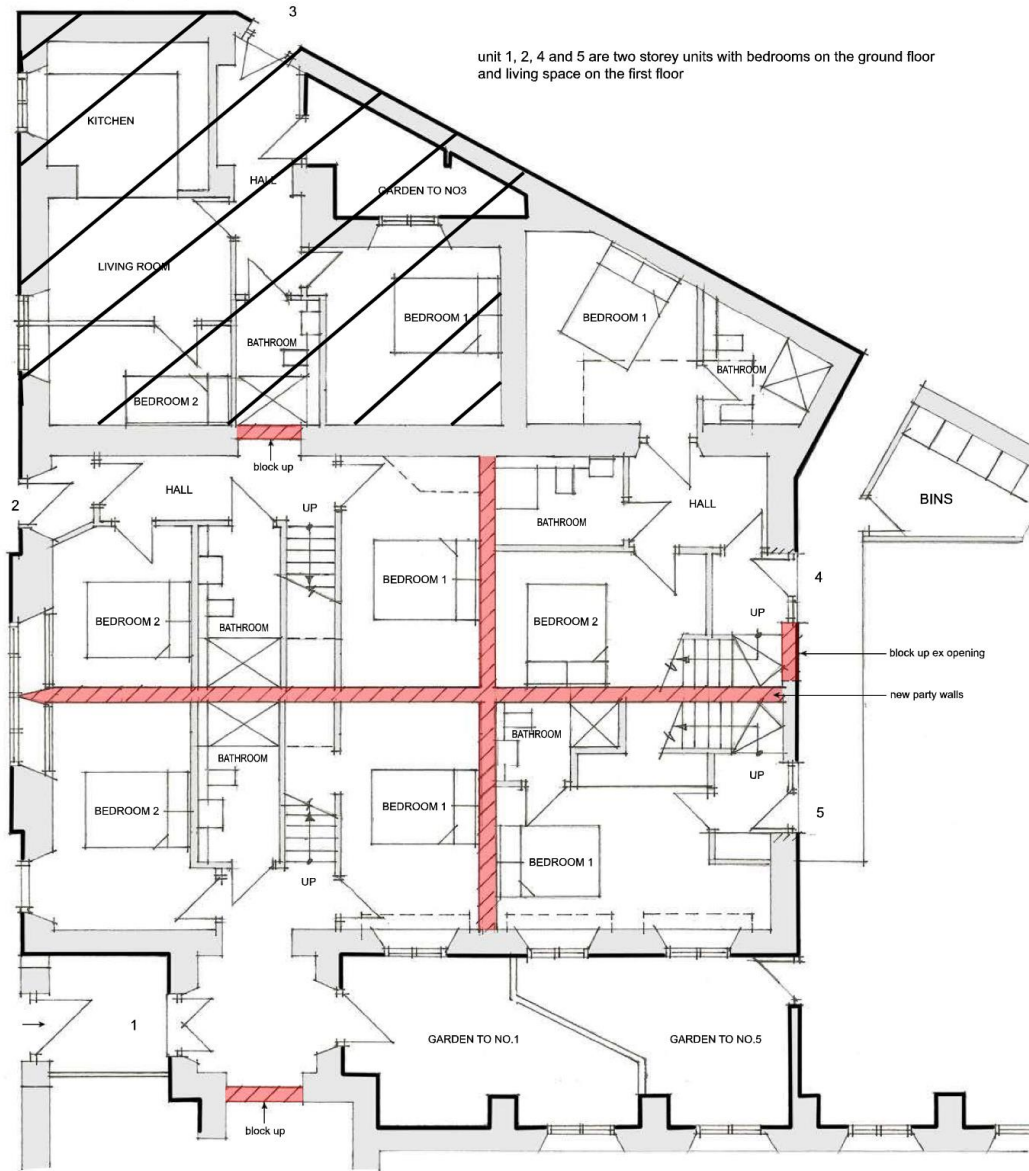
Location Plan – Not to Scale

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unit 3 is a single storey unit

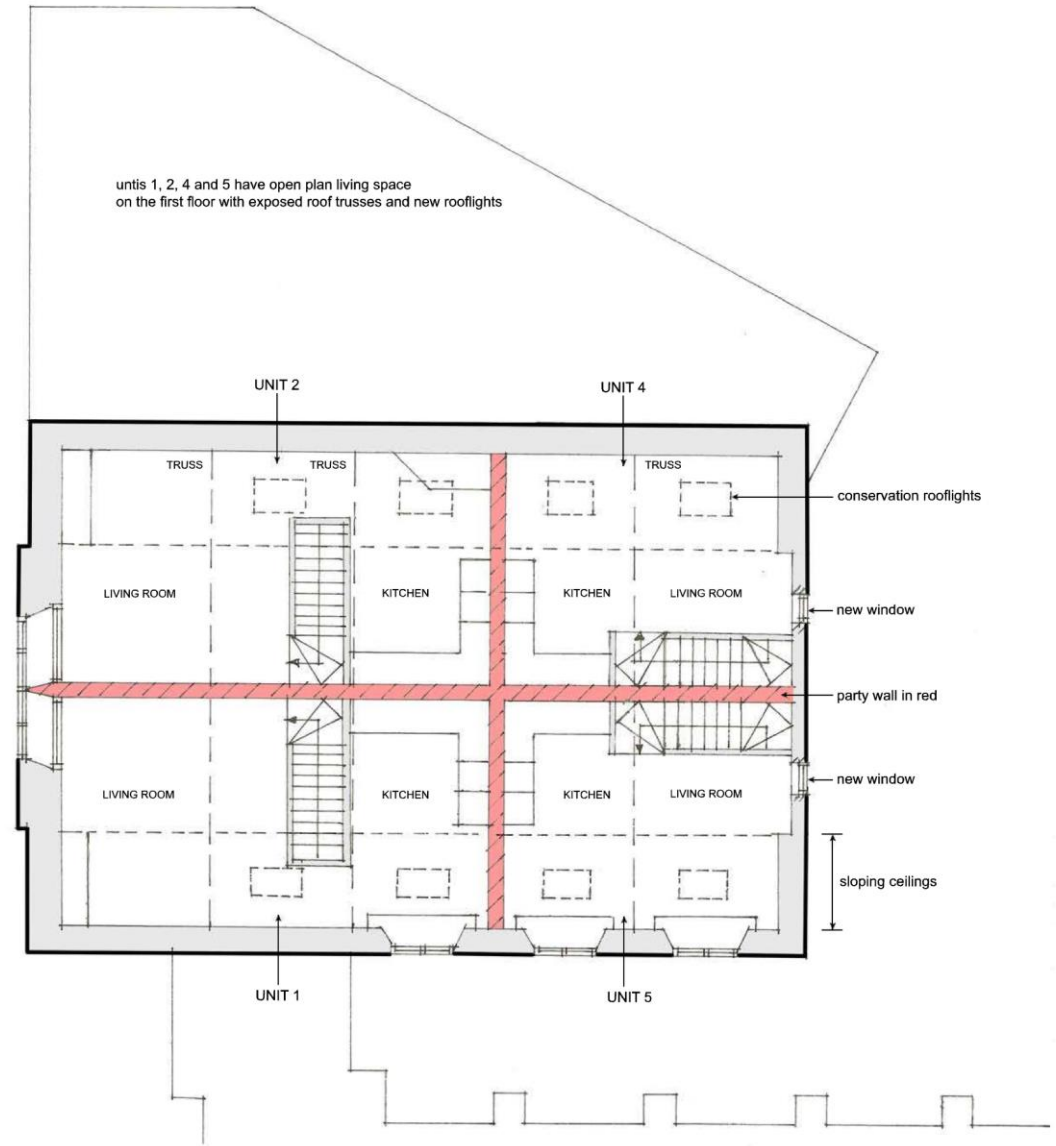
unit 1, 2, 4 and 5 are two storey units with bedrooms on the ground floor and living space on the first floor



Proposed ground floor plan - Not to Scale

NOTE - This drawing also shows (cross hatched) Unit 3, an already converted bungalow which is **not** part of the sale

units 1, 2, 4 and 5 have open plan living space on the first floor with exposed roof trusses and new rooflights



0 1 2 3 4 5

Proposed first floor plan
Not to Scale



Existing west elevation



Existing west elevation - proposed access to Unit 1



Existing internal view – looking west to east

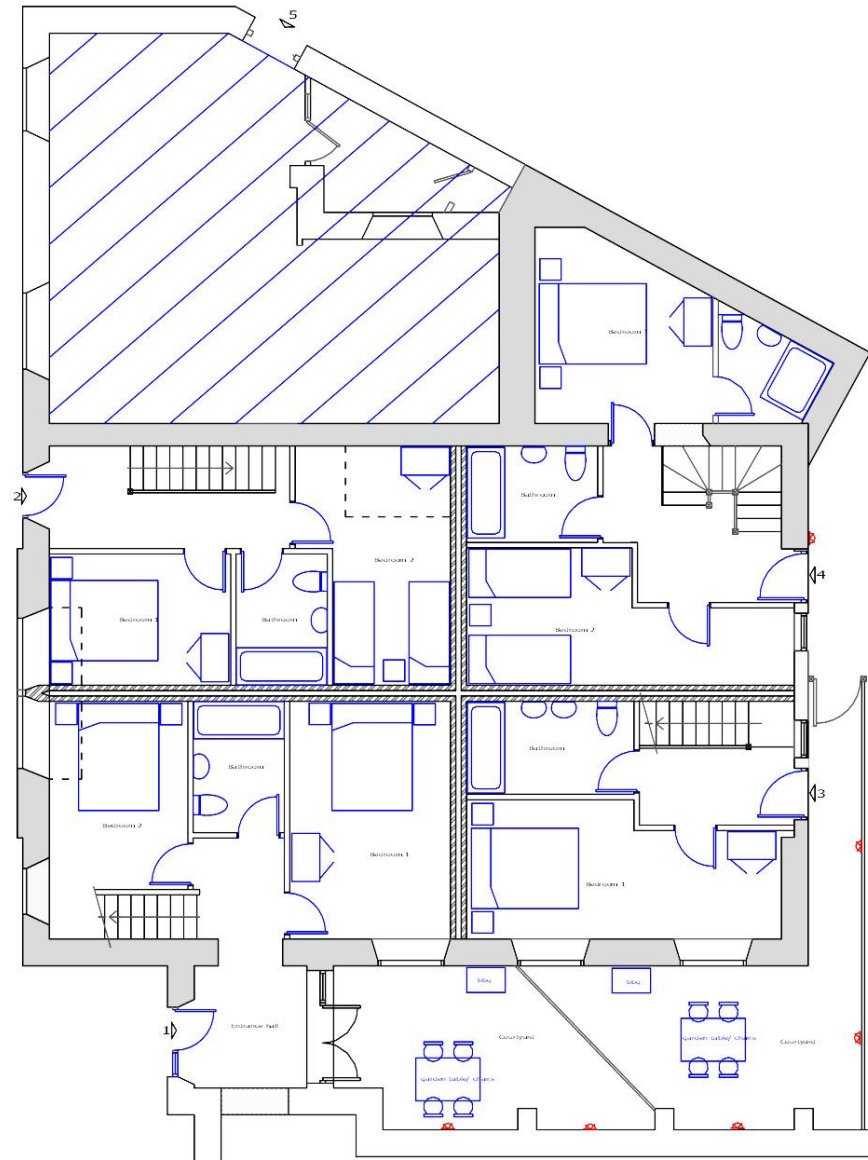


Existing internal view – looking east to west

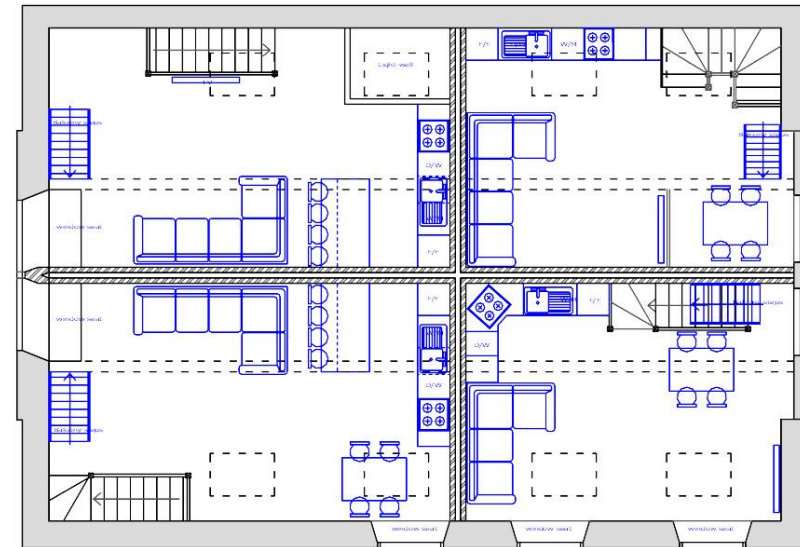
Illustrative Alternative Layout - Not to Scale

The drawings shows 4 proposed dwellings, each with a mezzanine floor & balcony overlooking the first floor

NOTE- The drawing on the left also shows (cross hatched) Unit 3 an already converted bungalow which is **not** part of the sale



Ground Floor



First Floor

Use NCD scale from this drawing. All measurements are approximate and parties to a contract may not reflect the scale.

Rev. Comments. Date.

**HUGHES
ARCHITECTURE**

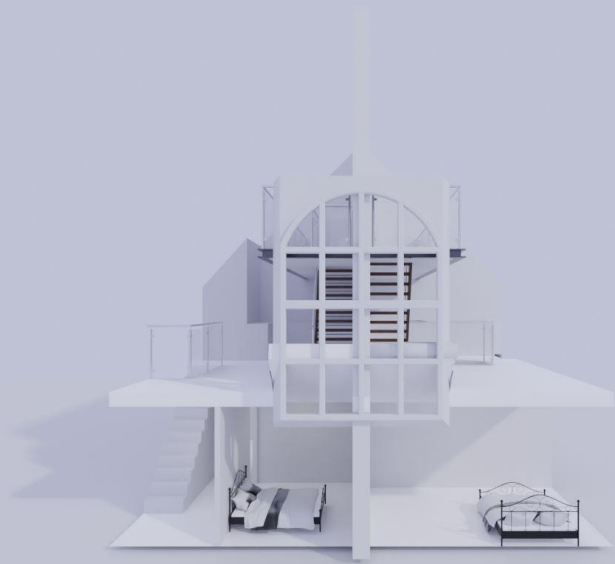
Client: **Proprium Dei Ltd**

Project: **Paignton Church
15 Dartmouth Road**

Drawing: **Proposed plans**

Drawing No: **010** Rev: **0**

Date: **Aug 2020** Drawn By: **JNH** Scale: **1:50**



Computer Generated Images of **Illustrative Alternative Layout**
Shows 4 proposed dwellings each with a mezzanine floor & balcony overlooking the first floor
Not to Scale

