

On the instructions of



FOR SALE

20 Newcomen Road,
Dartmouth, Devon
TQ6 9BN

271.1 sq m
2,918 sq ft



Commercial
Property and
Development
Consultants

SUMMARY

- Former presbytery, parish room, school room and rear garden /playground.
- Adjacent to St John the Baptist Church.
- Grade II listed building, in a conservation area and in need of major refurbishment.
- Consent for Change of Use to a single six bedroom dwelling.



LOCATION

Dartmouth is situated on the South Devon coast. Home to the Britannia Royal Naval College, it is most famous as a sailing centre with its attractive boating facilities and marinas. A beautiful riverside town, it boasts a wealth of pubs, restaurants and shops.

The town is about 12 miles south of the historic medieval town of Totnes, where there is a main Paddington to Penzance line railway station. The A38 dual carriageway (Devon Expressway) is a further 8 miles north.

HISTORY

The Church of St John the Baptist and the Priest's House were built in 1867 in the early decorated gothic style, following the construction of Newcomen Road by the then Borough Council. The school room was built in 1869 and extended in 1886.



THE
PRIEST'S
HOUSE



THE
PRIEST'S
HOUSE

DESCRIPTION

The property lies on the west side of Newcomen Road, and is conveniently situated close to the harbour and within easy walking distance of the town centre and amenities.

The accommodation is arranged over three floors as the property 'steps' back up hill.

The front part is the former presbytery, known as The Priest's House and comprises accommodation over three floors.

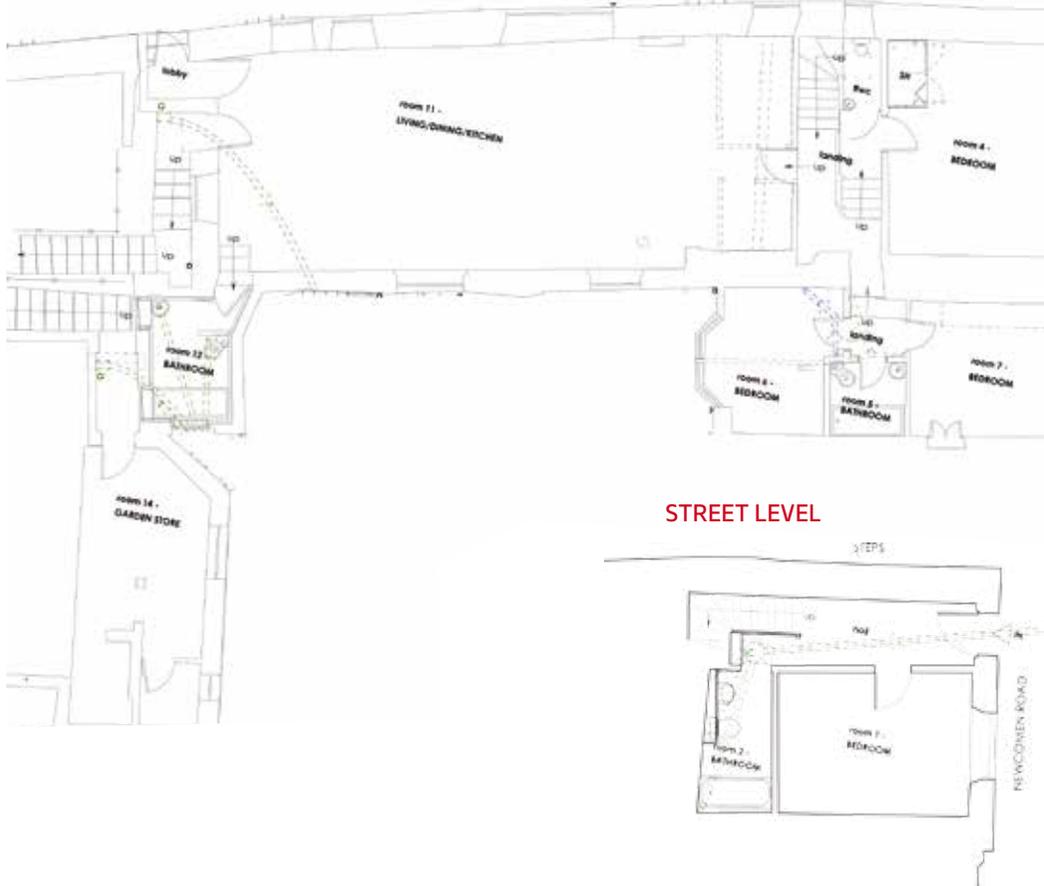
At ground floor (street) level, the entrance door leads into a small corridor with a timber panelled room with small store behind and stairs leading up.

At first floor, there is a large room at the front, also timber panelled with a feature fireplace/surround. At the rear is an extension which is at upper ground floor level, the same level as the main church building (the former parish room area) which comprises one room with a further room and WC to the rear.

Stairs also lead up to the second floor, where there is a further timber panelled room with attractive windows and oblique view to the river, and access to three further rooms situated above the main entrance stairs to the adjacent church. There is also an opening connecting into the rear extension area at first floor and comprising the former schoolroom with kitchen facilities, store rooms and a further WC.

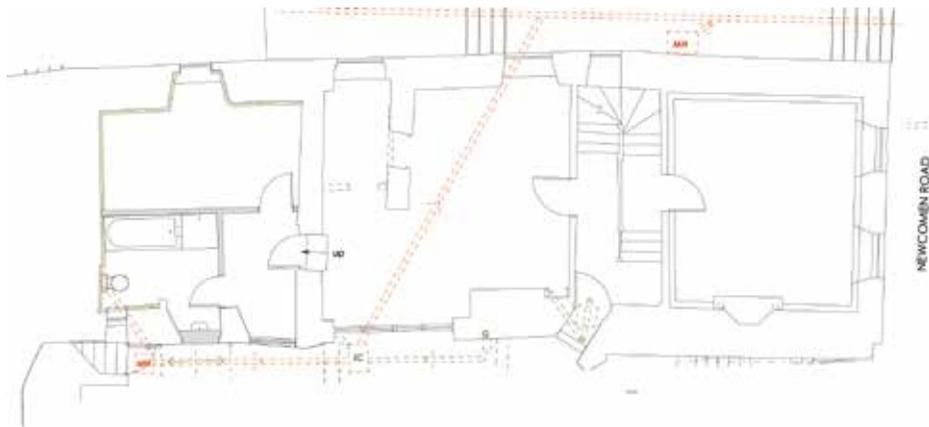
Beyond the school room, and accessed via external stairs, is the garden area from where there are attractive views across the river and which could be turned into a very attractive sun-trap. There is also a former WW2 air raid shelter located under the playground with independent access which has potential for use as a study or similar.

FIRST FLOOR



STREET LEVEL

UPPER GROUND FLOOR



SERVICES

Mains electricity, gas, water and drainage services are understood to be connected to the premises. No services have been tested.

COUNCIL TAX

Will be assessed following refurbishment.

ACCOMMODATION

Street level –	sq m	sq ft
Priest's House	31.9 sq m	344 sq ft
Upper ground floor level		
Priest's House	33.4 sq m	360 sq ft
Parish room / store / WC	50.5 sq m	543 sq ft
First floor		
Priest's House (+ over church steps)	62.9 sq m	677 sq ft
School room + WC	76.6 sq m	825 sq ft
Air raid shelter	15.8 sq m	170 sq ft
Rear garden area	167.8 sq m	1,806 sq ft (0.04 acres)



PLANNING

South Hams District Council (the local planning authority) has confirmed that the part of the property known as the Priest's House has established usage as a residential dwelling.

In addition, they have granted consent under reference 15/2612/14/F for Change of Use of the former school rooms to residential use and under reference 2129/16/FUL for Change of Use of the ground floor (parish room area) to residential.

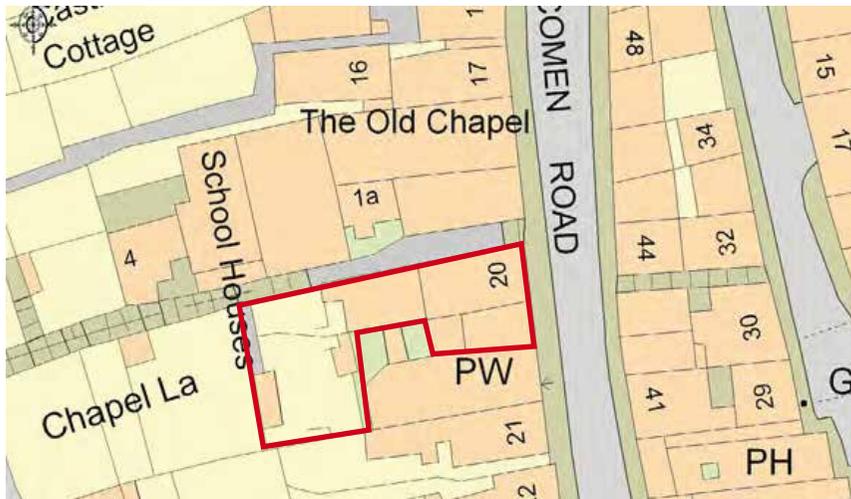
Listed Building Consent has been granted, under reference 15/2613/14/LB for the works of conversion to both parts to create a single six bedroom, four bathroom residential dwelling.

Application has been made to have both the Change of Use and Listed Building Consents renewed.

ENERGY PERFORMANCE CERTIFICATE

As this is a listed building within a conservation area, an EPC is not required for the property.

LOCATION PLAN AND SITE PLAN



PROPOSAL

The building is being offered for sale by way of a new 200 year ground-lease at a ground rent of £150 per annum with rent reviews each 25th anniversary of the term, to be granted by the existing freeholder in conjunction with a simultaneous surrender of part of the existing lease held by the Diocese of both this and the adjacent church building.

The purchaser will be responsible for carrying out the refurbishment of the property described in accordance with the approved plans in the planning and listed building consents within a period of two years.

PRICE

Offers are invited in excess of £175,000 for this attractive development proposition.

LEGAL COSTS

Each side will be responsible for their own legal and professional fees incurred in the transaction. The successful purchaser will be responsible for the freeholder's surveyor's costs for monitoring the refurbishment project – estimated at £750 plus VAT.

VAT

All figures quoted are exclusive of VAT.

VIEWING AND FURTHER INFORMATION

Strictly through the Sole Agent, contact



William Lean

M: 07711 626028

E: info@williamlean.com

WILLIAM LEAN, for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer of contract;
- 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.