



FOR SALE- Freehold

On the instructions of



**20 NEWCOMEN ROAD,
DARTMOUTH, DEVON
TQ6 9BN**

**271.1 SQ M
2,918 SQ FT**



**Commercial
Property and
Development
Consultants**

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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/four bathroom dwelling.

LOCATION

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

The town is about 12 miles south of the medieval historic town of Totnes, where there is the 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.

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.

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 Priests House part of the property has established use 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 of both parts to create a single five bedroom, four bathroom residential dwelling.

The Local Authority has confirmed that the Consents are live following some internal works commencing. Interested parties should access the Local Authority planning website for detailed information.

ENERGY PERFORMANCE CERTIFICATE

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

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.

PROPOSAL

The freehold interest of the building is being offered for sale with full vacant possession.

PRICE

Offers are invited in excess of £185,000 for this attractive development proposition.

LEGAL COSTS

Each side will be responsible for their own legal and professional fees incurred in the transaction.

VAT

All figures quoted are exclusive of VAT.

SITE PLAN



20 NEWCOMEN ROAD, DARTMOUTH, DEVON TQ6 9BN



VIEWING & FURTHER INFORMATION

Strictly through the Sole Agent, contact:



Contact William Lean

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