

FOR SALE

DEVELOPMENT OPPORTUNITY or FOR OWNER OCCUPATION (STP)

Cambridge Road, Ford, Plymouth, Devon, PL2 1PU



552 Sq M (5,941.73 Sq Ft)

BK CODE
3342

DEVELOPMENT

Cambridge Road, Ford, Plymouth, Devon, PL2 1PU

LOCATION

The premises are located on Cambridge Road. A comprehensive range of shops, bars and restaurants can be found within the city centre lying to the South East. Public transport links are available at the dockyard rail station located to the south west and at Keyham Railway Station lying to the north west along the network of local bus services serving the surrounding areas. The property is served by road links including the A3064 located to the east and the A38 lying to the north. Recreational facilities can be found at Devonport Park which is located within close proximity to the south of the property.

Ford is a built-up residential district where the value of the properties found here are amongst some of the lowest within the city. Average values of homes are typically lower across all bands, whether its flats or housing stock. The Ford area contains a higher than average level of rented housing (excluding social housing) which according to the last census stands at circa' 25% of household spaces. This contrasts with the national average of just over 16%.

DESCRIPTION

The premises comprise a substantial mid-terraced unit that was formerly the Ford Wesleyan Sunday School and according to records was built in 1873. The buildings are in a Gothic style and comprise of accommodation over two floors with large open plan rooms to the west end of the accommodation on both the ground and first floor. To the east end of the property are various smaller rooms with kitchen and wc facilities. . Latterly the building was the Ford Youth and Community Centre

The premises require renovation/redevelopment and one would envisage that the premises will be of interest to occupiers providing a community based facility or developer/builder's seeking to convert or re-develop the existing accommodation. Any change of use or redevelopment of the site will require a necessary planning consent.

TERMS

We are instructed to seek offers in excess of £275,000 (Two Hundred and Seventy Five Thousand Pounds) for the Freehold interest with vacant possession.

Our clients preference is to seek offers on an unconditional basis, however should a majority of the enquiries we receive are conditional on say a satisfactory planning consent for conversion/redevelopment being obtained, we shall advise at this time accordingly

ENERGY PERFORMANCE CERTIFICATE

See below

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures are exclusive of VAT where applicable.

SERVICES

We understand all mains services are connected to the premises. We have not tested any apparatus and interested parties are invited to make their own enquiries.

VIEWING

Strictly by appointment with the Sole Agent - Bruton Knowles

SCHEDULE OF ACCOMMODATION

	m ²	ft ²
Total	552	5,941.73



DEVELOPMENT

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LOCATION PLAN AND CONTACT INFORMATION



BK Bruton Knowles

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Subject to Contract & availability. These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.