

Lot No.: 8

Plot of Land formerly a tennis court at
HILL LANE JUNIOR TENNIS CLUB
HILL LANE, HARTLEY, PLYMOUTH, DEVON, PL3 5QX



- Freehold with vacant possession. ●
- A rare opportunity to acquire a parcel of land in the heart of the favoured residential district of Hartley. ●
- Potential for future development for residential purposes as a building plot for a single dwelling subject to the necessary planning permission being obtained. ●
- Offered for sale subject to an overage provision if and when planning consent obtained for change of use. ●

Location & Description

Formerly one of the tennis courts of the Hill Lane Junior Tennis Club but now surplus to requirements this parcel of land is independently accessed from Higher Compton Road and provides a potential building plot for a single dwelling subject to planning consent being obtained for change of use.

The land is offered for sale with vacant possession but subject to an overage provision requiring an additional payment to be made to the vendor on the grant of planning consent for change of use in the future. In particular an additional index linked payment of £40,000 will become payable on the grant of planning consent for a single dwelling. Please refer to the legal pack for further details relating to this overage provision and other covenants imposed by the vendor.

Guide Price £50,000 - £60,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

THOMPSON & JACKSON, 4-5 St Lawrence Road, Plymouth, PL4 6HN

Tel: 01752 665037 FAX: 01752 670312

DX: 8232 Plymouth 1 Reference: Tom Langrishe

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Plot of Land formerly a tennis court at HILL LANE JUNIOR TENNIS CLUB CONTINUED



Plans for illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE
Prospective purchasers should satisfy themselves as to the actual layout by personal inspection.

Guide Price £50,000 - £60,000

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