

# Lot No.: 6

## FORMER STABLES/WORKSHOP, SLATE LANE

rear of 45 EMMA PLACE, STONEHOUSE, PLYMOUTH, DEVON PL1 3QT



- 2000 year long leasehold with vacant possession
- A rare opportunity to acquire a residential development site in a prime location
- Former Stables/Workshop offered with the benefit of conditional planning permission for demolition of existing building and construction of dwelling
- Approved plans and Environmental Desk Top Report already in place facilitating early project commencement

### Property Details

#### Location

Slate Lane is situated at the rear of houses sited on the southern side of Emma Place and is accessed from Brownlow Street and Stonehouse Street with Plymouth City Centre readily accessible less than 1 mile distant.

This part of Stonehouse is adjacent to the rapidly improving area around Millbay Docks currently enjoying the benefits of a comprehensive Regeneration Programme.

#### Description

A substantial former stables utilised as workshop/storage premises for many years past but now offered as an interesting development opportunity for the provision of an individual mews style dwelling.

This property enjoys the benefit of grant of conditional planning permission for demolition of the existing building and the construction of a Mews style dwelling on the site under Application No.: 13/02353/FUL.

A copy of the consent together with supporting plans and an Environmental Desktop Report are available for inspection at the offices of the Auctioneers or within the legal pack prepared by the vendor's solicitors.

#### Tenure

2000 year long leasehold from 1912 at a ground rent of £1.53 per annum

**E.P.C. Rating:** Not applicable

**CAUTION:** Due to the current state of the building prospective purchasers should exercise caution whilst inspecting the interior and do so at their own risk.

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. This plan is provided for location identification purposes only. It does not necessarily indicate the precise boundaries of the site.



## Guide Price Circa £50,000

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

EVANS HARVEY 37/39 Morshead Road, Crownhill, Plymouth PL6 5AD

Tel: 01752 785715 Fax: 01752 793355

Reference: Michael Pearce