

# FOR SALE

The Church Hall Dartmouth Road  
Paignton TQ4 5AD



Residential development opportunity with detailed planning consent to convert the existing building into five dwellings. Potential to extend the building to create two further flats (subject to planning consent but a favourable pre-application response from planners).

Previous office, retail, live/work planning consents (now lapsed).

**Guide Price £250,000**

# Development

## THE SITE

The Church Hall adjoins the former United Reformed Church, an impressive building on Dartmouth Road close to Paignton town centre (which is itself the subject of a residential conversion to a single dwelling). All of the town centre amenities and the sea front are within easy reach. The site is close to the bus station and to Paignton Railway Station.

## PLANNING

Torbay Council granted planning consent and listed building consent (refs. P/2014/1156 and P/2014/1157) on 9 March 2015 for the conversion of the church hall into five residential apartments and the demolition of an external brick-built boiler room. The planning is deemed to have been implemented as the boiler room has now been demolished. CIL obligations have been discharged.

In addition, plans have been drawn up for two additional flats as a rear extension to the hall. These proposals have met with a positive pre-application response from the planning authority who have stated that they would be likely to gain officer support.

Potential buyers might also take account of the potential for office, leisure and retail use following previous successful planning applications P/2008/0237 and P/2008/0236

## EXISTING ACCOMMODATION

Main front door to..

Entrance Hall

Doors to both the side yard and into the..

Main Hall 13.9m x 9.20m (45'6" x 30'2")

A fine dual aspect space which includes a large arched window. Timber flooring.

Door to side lobby.

Ladies and Gents WC's.

Inner Hall

Door to Commercial Road and a further door giving access to a small enclosed yard.

Office 3.65m x 3.42m (11'10" x 11'2")

Kitchen 7.40m x 3.37m (24'3" x 11')

Currently with a double drainer stainless steel sink unit and fitted kitchen units. Pedestal wash basin.

## OUTSIDE

To the rear of the building and accessed via Commercial Road is a parking area with space for at least 2 cars. This area offers scope to extend the existing hall and to create additional units (subject to planning permission).

Further outside space on either side of the building will provide amenity space for the converted units.

## TENURE

Freehold with vacant possession on completion.

## SERVICES

Mains electricity, water, drainage, and gas are available. Prospective purchasers are, however, advised to make their own enquiries of the relevant service providers.

## VIEWING

Strictly by appointment with Drew Pearce, for the attention of Mike Henderson. Tel: 01392 201748



GROUND FLOOR

**UNIT 1**

Town house with courtyard garden.  
2 Double bedrooms.  
Open plan Kitchen, Dining and Living room.

Approx: 75 sq m (810 sq ft)

**UNIT 2**

Town house.  
2 Double bedrooms.  
Open plan Kitchen, Dining and Living room.

Approx: 70 sq m (754 sq ft)

**UNIT 3**

Apartment with courtyard garden.  
1 Double bedroom  
1 Single bedroom.  
Open plan Kitchen, Dining and Living room.

Approx: 48 sq m (517 sq ft)

**UNIT 4**

Town house.  
2 Double bedrooms.  
Open plan Kitchen, Dining and Living room.

Approx: 60 sq m (646 sq ft)

**UNIT 5**

Town house with courtyard garden.  
1 Double bedrooms.  
Open plan Kitchen, Dining and Living room.

Approx: 46 sq m (495 sq ft)



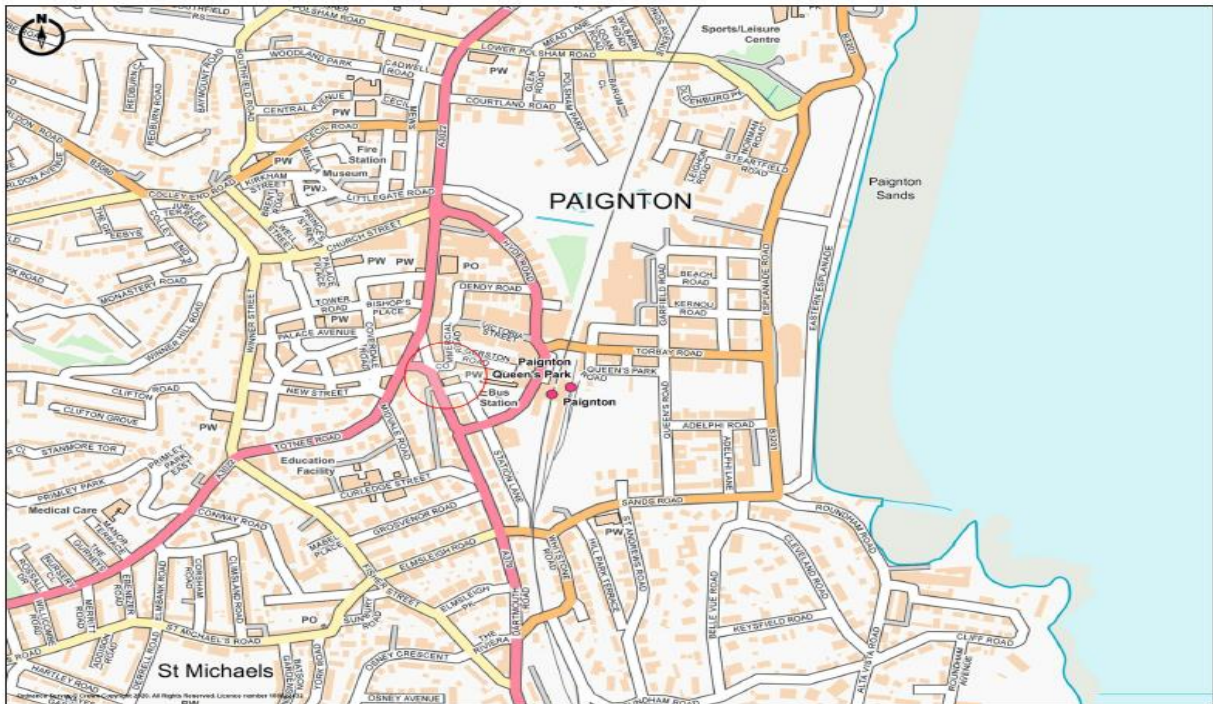
FIRST FLOOR



For identification purposes only. Not to Scale

## PROPOSED DEVELOPMENT

### Extension Floor Plans



**Promap v2**  
LANDMARK INFORMATION

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Plotial Scale - 1:10000. Paper Size - A4

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Plans are provided for general guidance only and are not to scale.

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