

LOT  
14

12–18 Brookingfield Close, Plymouth PL7 1RA

\*GUIDE PRICE £120,000+



A former workshop and showroom set in Plympton, with lapsed planning consent for three 3 bedroom houses.

#### DESCRIPTION

A useful former workshop with showroom, staff facilities including toilets and a kitchenette, ample parking and storage space. The property is offered with vacant possession and benefits from previously having planning to demolish and create three 3 bedroom houses under the reference 13/02019/FUL with Plymouth City Planning.

#### LOCATION

Plympton offers a wide range of local amenities from schooling for all ages to supermarkets, shops, cafe's, pubs and restaurants. Its location means that the centre of Plymouth is accessible by car or bus within just a few minutes. The A38 south Devon trunk road is very close by and gives excellent access to the cathedral city of Exeter and the M5, along with other Devon towns.

#### ACCOMMODATION

**Ground Floor** Entrance reception leading to a rear office space, walkway through to a show room with mezzanine and stairs to the attic storage. A workshop space with second mezzanine storage area, male and female toilet cubicles and a kitchenette and a further reception style office room.

**Attic Space** Stairs from the inner hallway up to attic storage space with some limited head height on approach.

**Outside** Gated entrance with walled surround and parking for several vehicles. A lean to conservatory is located to the left of the building.

#### NOTE

An application for planning under the reference 13/02019/FUL previously submitted for "Demolition of commercial buildings, removal of wall along front elevation and erection of 3 3-bedroom dwellings with associated parking (resubmission of 12/02125/FUL)" and granted with conditions on the 10th December 2013. Any prospective purchasers should make and rely on their own findings with regards to how to apply for re-instatement or adjustment of the previous application, by contacting Plymouth Council on 01752 668000.

#### EPC

Energy Efficiency Rating – TBC

#### AUCTION VALUER

Lucy Fuller



#### VIEWING ARRANGEMENTS

Strictly by appointment only with Fulfords Plymstock 01752 403068. General enquiries Countrywide Property Auctions 01395 275691.