

Lot No.: 7

2, BUTTERSBY LANE

LIPSON, PLYMOUTH, DEVON PL4 8RB



- Freehold with vacant possession
- Substantially built with accommodation on two floors providing a spacious storage/workshop facility with further potential.
- Conditional Planning Permission previously approved 14/00144/FUL, lapsed but reapplied for, for conversion from workshop/garage to one bed dwelling
- Located in an established residential district about one mile from Plymouth City Centre
- Well suited for owner occupation or for letting purposes as an investment proposition capable of generating a good rental income if let

Property Details

Location

This property is located at the rear of 22 Seymour Avenue which is one of the popular Lipson avenues located between Beaumont Road and Lipson Road.

Description

A substantial two storey building at present utilised as a builders store and workshop and previously a joinery unit but well suited for a variety of uses subject to the lapsed Conditional Planning Permission which has been reapplied for, (14/00144/FUL).

Accommodation

The approximate external dimensions of the building are:-

Frontage 14'9" (4.50m)

Depth 29'3" (8.90m)

Currently within the building are two floors – the first floor is accessed by a small set of stairs towards the rear of the ground floor

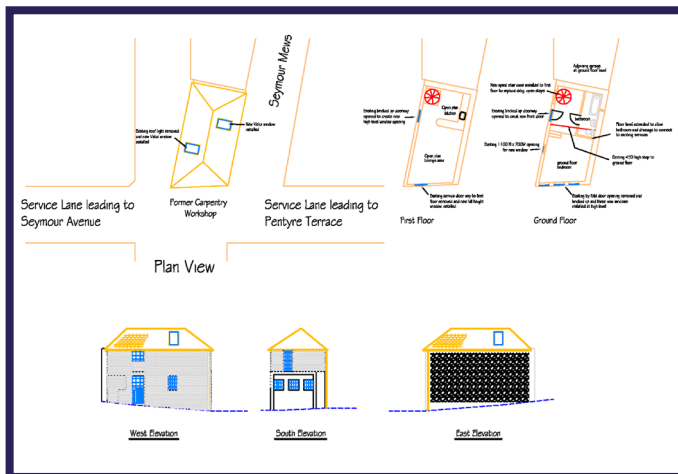
The building occupies the entire footprint of the site

The property enjoys the benefit of easy vehicular access and good headroom to the principal ground floor accommodation

Tenure

Freehold with vacant possession

EPC Rating: G 182



Floor 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 £45,000 - £50,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

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