



The Kingdom Hall, St James Place, Babbacombe Downs Road, Babbacombe, Torquay, Devon, TQ1 3LU

Residential development opportunity close to Babbacombe Downs (subject to necessary consents)

Offers Invited Guide Price £150,000

WAYCOTT'S
Established 1878

Description

The Kingdom Hall is located in a “tucked away” position adjacent to Babbacombe Local Centre and in close proximity to Babbacombe Downs Conservation Area, convenient to local shopping, on the fringes of St Marychurch.

Accommodation

Current arrangement has gross internal area over 2 floors of approximately 255.4m2.
Ground Floor: Meeting Room, Ladies, Gentleman and Disabled Toilets, Kitchen.
First Floor: Meeting Room, 2 Storage Rooms, 2 Offices, Kitchen, WC

Proposal

The premises is offered Freehold with offers invited on a guide price of £150,000

Planning

Current planning consent D1 (place of worship).

A pre planning enquiry to Torbay Council provided a positive response to demolition of the existing building replacing with the construction of two Residential Homes.
“In principle change of use from D1 to C3 is acceptable”

A copy of detailed response dated 26 February 2018 is available from Waycotts on request.

Money Laundering All persons making an offer for the property will be invited to provide suitable proof of identity as well as proof that funds are available to complete the purchase. Further details on request.

VAT All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

Legal Costs Each party to be responsible for their own legal costs incurred.

Viewing By appointment only please 01803 403060

The pre planning request was based as plan below:



EPC not required

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.

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