





DESCRIPTION

Lonsdale Villas is an exceptional, unique residential development property, in a commanding residential setting in Mannamead.

Sited in the Mannamead area of Plymouth the main building showcases a unique and individually tiered design, spanning three spacious floors. Constructed in 1961, primarily from industrial concrete block and beam with a smooth finished exterior the building has an impressive Art Deco style.

A large total plot of 5,965ft², the gated drive from Elm road has vehicular parking and turning for up to 5 cars. The second entrance on Pearson Ave has 4 garages (previous planning for 2 storey extension).

The property has just received 'change of use' approval from commercial to residential and given its hugely spacious footprint gives a rare opportunity for a purchaser to create their own unique living experience. From open-plan living to renewable energy initiatives, rooftop gardens and also income-generating potential; No1 Lonsdale Villas is a remarkable property and a rare opportunity in this sought-after area of Plymouth. Within 5-10 minutes walk of Plymouth College, Plymouth High School for Girls and Kings School, and the convenience of Mutley Plain shops.



*Disclaimer: Artistic Interpretation. The images provided are artistic interpretations and may not accurately represent the current reality. They convey a creative vision rather than factual depictions. Actual conditions may vary.

PLYMOUTH

, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located by a stunning waterfront and harbour, Plymouth is the perfect place to buy property.

HINDHEAD

anticipate high demand for this property and advise early viewings to avoid disappointment. All applicants will be subject to a rigorous registration/ financial verification process. Viewings will be booked by appointment only, and are subject to availability. For more information, please call 01752 875075.

STAMP DUTY LAND TAX

or Land and Buildings Transaction Tax may also apply in some circumstances.

For more info please visit:

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX

We understand the property is in Band TBC, for council tax purposes.

ACCOMADATION

Reference made to any fixtures, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

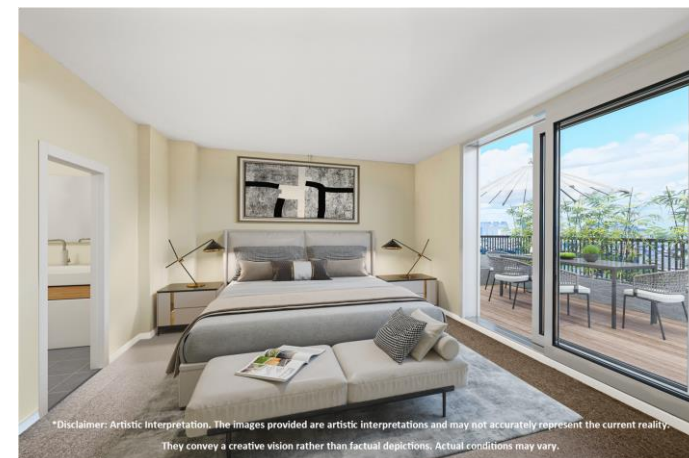
FLOOR PLANS

The floor plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright Hindhead Property Limited 2023.

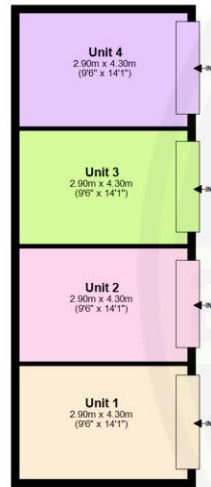
PRE ORDERED SEARCHES

Please be advised that the pre-order search pack for this property have been ordered and will be available to purchase from:

16/12/2023



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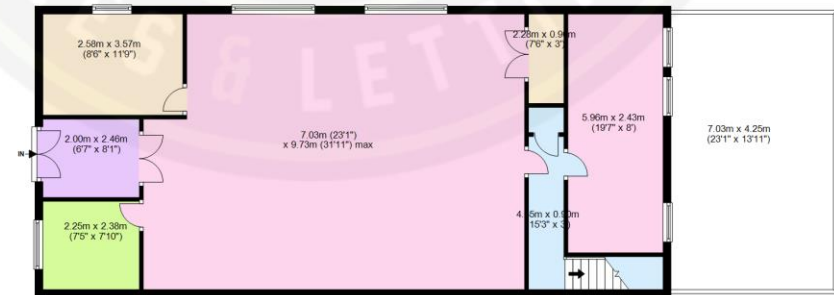
Garage Block



Lowest Ground Floor



Lower Ground Floor



Ground Floor

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.