



STAGS

The Old School



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Old Town Street, Dawlish, EX7 9AL

The Coast 1 mile Exeter 15 miles

- Full planning permission for 9 units plus 3-bed existing cottage
- Historic, architecturally attractive buildings
- No affordable housing or Section 106 agreement
- Unconditional offers invited

Offers invited £700,000

HISTORICAL NOTE

In 1819 the National Parochial School was established in Old Town Street at a cost of £120 for 130 children with 90 boys and 40 girls, funded by a government grant of £40, local subscriptions and "children's pence". The Infants School was added in 1820 which catered for 140 children. There is a date stone stating 1871 which presumably is when the school was enlarged.

When the school closed, the property was acquired by the Dawlish Christian Fellowship who have been running it as a church. Due to the growth in the church, they are moving to purpose-built premises.

As seen from the photographs, the property has an attractive architectural style, typical of this era, of local stone with brick quoins under primarily slate roofs.

SITUATION

The property is set back from Old Town Street, backing onto Stockton Lane to the side. It is in the historic part of Dawlish, only a short walk from the centre of town and the sea front. Dawlish has a good range of facilities, good road communications plus rail and bus services.

The long sandy beach at Dawlish Warren Nature Reserve for walking, bird watching and golf is only 3 miles.

The university and cathedral city of Exeter is about 15 miles providing an extensive range of facilities befitting a centre of its importance.

INTRODUCTION

The property owned by the vendors include this attractive range of buildings along with two further buildings being a 3 bedroom cottage and the former public library.

The site is likely to appeal to small to medium scale developers looking to acquire a site which is comparatively easy for development.

DESCRIPTION

Floor plans from the approved proposed accommodation are included in this brochure. Measurements are gross internal.

Individual approved dwellings are as follows:-



An exciting development for 9 dwellings plus existing 3-bed cottage





UNIT 1 - 103sq.m.

A semi-detached house on the south side of the site. Ground floor: open plan kitchen/living area. First floor: are a double bedroom, single bedroom, bathroom and store room.

UNIT 2 - 116sq.m.

A semi-detached house on the other side of unit 1, providing a similar layout of accommodation.

UNIT 3 - 138sq.m.

A semi-detached home being the southern half of the largest building on site. Ground floor: hallway, sitting room, kitchen/dining room. First floor: two double bedrooms and family bathroom.

UNIT 4 - 147sq.m.

A mid-terraced house on the north side of the same building. Ground floor: communal hall, sitting room, kitchen, dining room with store room off. First floor: two double bedrooms and family bathroom.

UNIT 5 - 78sq.m.

A mid-terraced house towards the rear of the site. Ground floor: communal hallway, store room, bathroom, kitchen/living room. Mezzanine bedroom above.

UNIT 6 - 64sq.m.

An end-terrace house at the far end of the site. Ground floor: door into open plan living/kitchen area, shower room. Mezzanine bedroom above.

UNIT 7 - 109sq.m.

A semi-detached house. Ground floor: entrance hall, bath/shower room, open plan kitchen/living room, double bedroom. Mezzanine bedroom above.

UNIT 8 - 111sq.m.

A semi-detached house. Ground floor: open plan kitchen/living area, two double bedrooms, family bath/shower room. Mezzanine bedroom above.

UNIT 9 -

An existing 3-bed single storey cottage.

UNIT 10 - Former library

A 1-bed single storey dwelling.

GROUPS

There are proposed courtyard gardens and other store areas. The scheme allows for 1 parking space per unit.

GENERAL REMARKS

Community Infrastructure Levy (CIL) The purchaser will be responsible for paying the CIL, which is £34,000.25

SERVICES

The site has mains water, mains electricity, mains drainage and mains gas. The purchaser will be required to make enquiries to the relevant statutory authorities for the site.

DIRECTIONS

From the M5 motorway proceed south on the A38 and at Splatford Split proceed on the A380. After 3 miles turn left onto the B3192 signposted Teignmouth. After 2 miles at the cross roads on the Common turn left signposted Ashcombe and Dawlish and continue through the woodland, keeping right, following the signs to Dawlish. After 2.5 miles turn right into Weech Road and within a quarter of a mile, at the T-junction, keep left into Old Town Street with The Old School being on the left within a quarter of a mile thereafter.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4PB. Tel: 01626 361101 www.teignbridge.gov.uk

PLANNING PERMISSION

Teignbridge District Council granted Full Planning Permission on 13th July 2016 under ref: 16/00464/FUL. A copy of the planning permission is available from the agents.





These particulars are a guide only and should not be relied upon for any purpose.



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