

clever



60a Emma Place

, Plymouth, PL1 3QX

Auction Guide £100,000

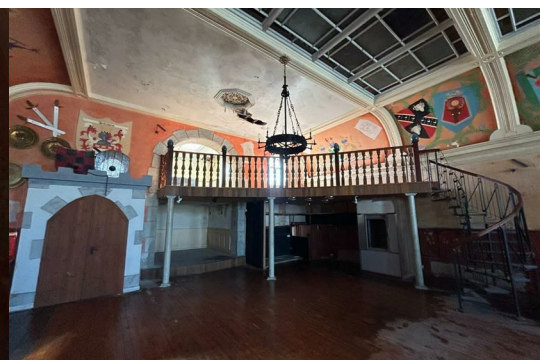
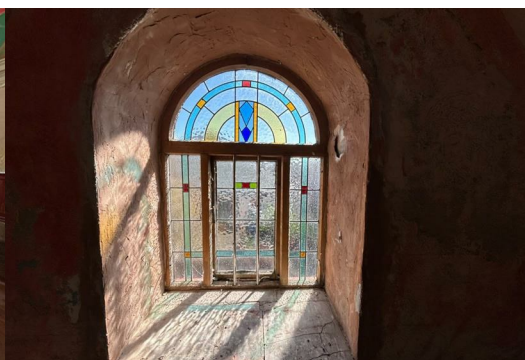


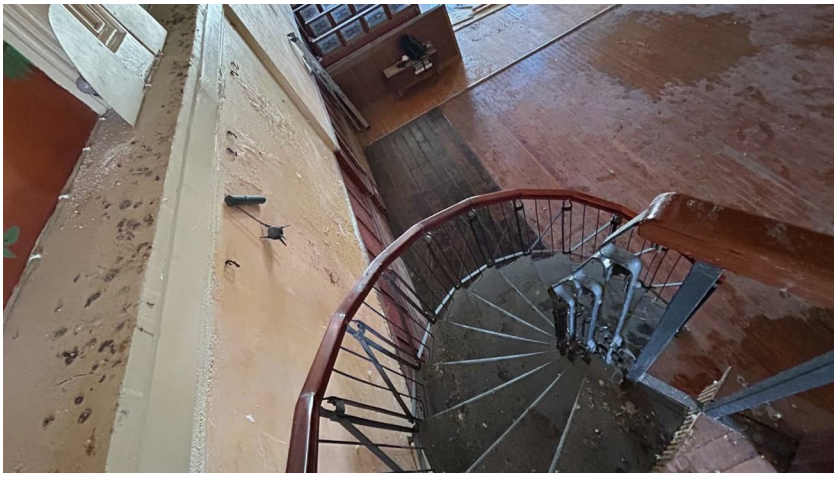
PLANNING FOR X6 FLATS - COMMERCIAL OR RESIDENTIAL POSSIBILITIES -PLANNING PERMISSION APPROVED IN PRINCIPLE: Planning permission has been approved in principle for four 1 bedroom and two 2 bedroom apartments (6 in total) details can be found on the Plymouth City Gov website under planning reference 25/00098/PIP.

Nestled in the charming Emma Place, Plymouth, this remarkable house, built in 1880, offers a unique blend of historical character and modern potential. Spanning an impressive 1,292 square feet.

This property is not only a delightful residence but also presents exciting opportunities for residential or commercial development. With planning permission already in place for the conversion into six flats, the possibilities are vast for investors or developers looking to make their mark in this desirable conservation area of Millbay, Plymouth.

One of the standout features of this ex-chapel is its charming roof terrace, providing a serene outdoor space to relax and enjoy the views of the surrounding area. The character of the building is evident throughout, with original features that add to its unique appeal.

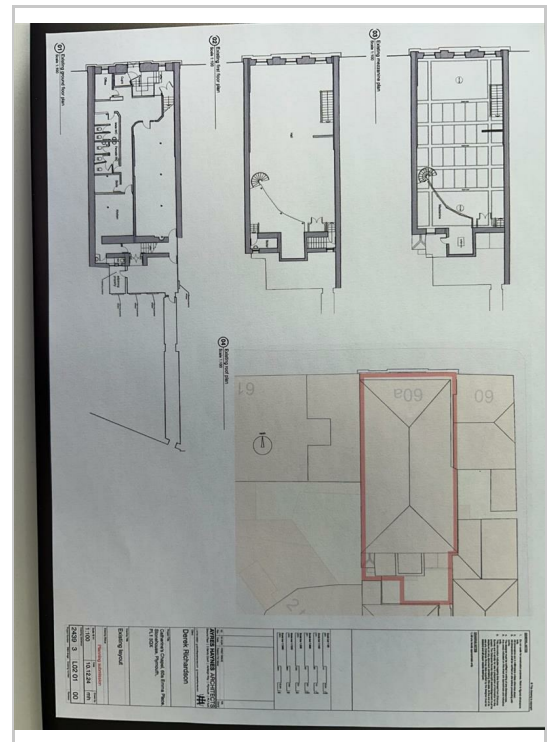




Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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