



Mannamead Road, Plymouth, City Of Plymouth, PL3

Offers Over: £700,000

Tenure: Freehold

Property

An Exceptional Development Opportunity on Prestigious Mannamead Road

Positioned on one of Plymouth's most sought-after roads, this extremely large detached period residence offers a rare and exciting opportunity for developers and investors, particularly those seeking to create multiple residential units in a prime location.

Set within an impressive plot with a substantial driveway, dedicated car-parking area and three large garages arranged in a row, the scale of this property is immediately apparent. The grounds are further enhanced by a generous garden, mainly laid to lawn, providing both privacy and future potential.

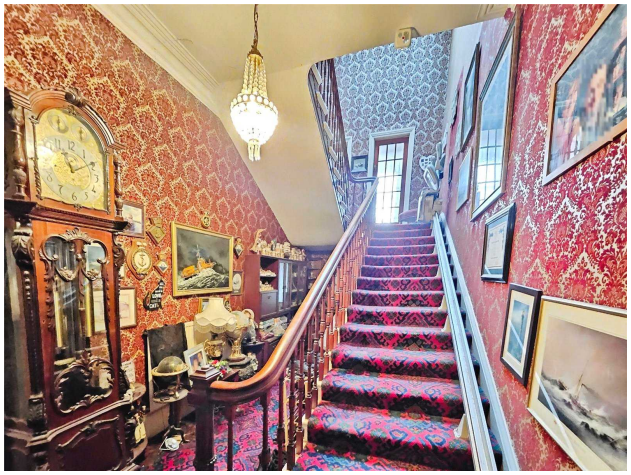
The property already benefits from two self-contained one-bedroom flats within the basement, offering immediate income or a strong foundation for further development. In addition, there is a separate basement area (accessed internally from the main house) comprising three large rooms, presenting further scope for conversion, subject to the necessary consents.

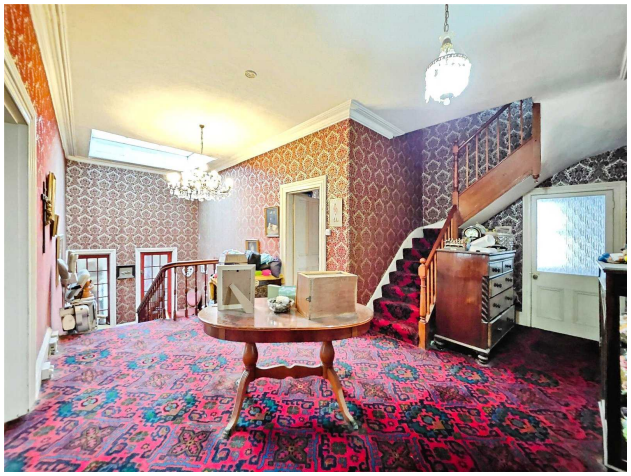
The main house is currently arranged as a substantial single dwelling and retains a wealth of period charm and architectural grandeur. The ground floor is accessed via an impressive, grand entrance hallway, setting the tone for the accommodation beyond. This level includes a shower room, three expansive reception rooms rich in character features such as ornate coving, ceiling roses, and feature fireplaces with decorative surrounds. A kitchen is complemented by a pantry and utility room, while a well-appointed sun room extends from the living/dining area, overlooking the gardens and flooding the space with natural light.

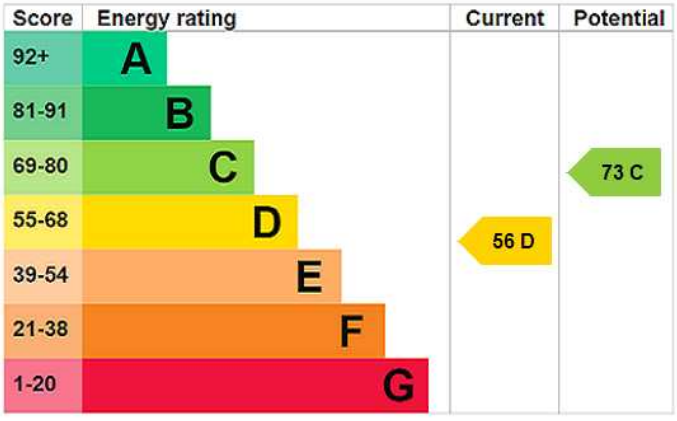
To the first floor, a very large landing leads to four exceptionally spacious double bedrooms, two of which benefit from en-suite facilities—ideal for subdivision or high-end residential use.

Occupying the top floor is a self-contained three-bedroom flat, complete with its own living room, kitchen and shower room, further enhancing the property's flexibility and income potential.









Overall, this is a rare, large-scale period property offering versatility, character, and significant development potential in one of the city's most desirable locations. While the property clearly presents an outstanding investment opportunity, subject to the necessary consents and planning permissions, it would equally make a truly magnificent family home once restored—offering grand proportions, beautiful period features, and generous grounds in a prestigious setting.

Modern Method of Auction Information

This property is for sale by the Modern Method of Auction. If you view, offer or bid, your information will be shared with the auctioneer, iamsold.

Both parties must complete the transaction within 56 days of the buyer's solicitor receiving the draft contract. This timeframe allows buyers to use mortgage finance (subject to lending criteria, affordability and survey).

The buyer must sign a Reservation Agreement and pay a non-refundable Reservation Fee of 4.5% of the purchase price (incl. VAT), subject to a minimum of £6,600 (incl. VAT).

This fee is in addition to the purchase price and is considered part of the chargeable consideration for Stamp Duty purposes.
Buyers must complete an ID verification process with iamsold and provide proof of funds.

A Buyer Information Pack is available, containing key documents relating to the property. This may not include everything required, so buyers must undertake their own due diligence.

The buyer will pay £300 (incl. VAT) for the preparation of this pack where provided by iamsold.

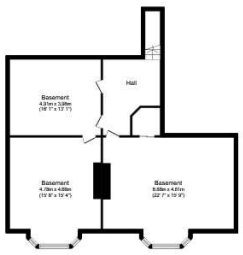
The property is sold subject to an undisclosed Reserve Price, and the Starting Bid and Reserve Price may vary.

Charges

Council Tax Band: F

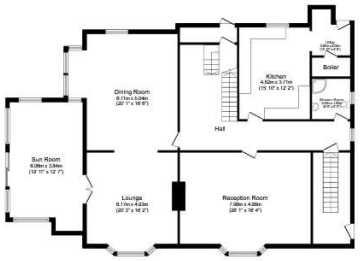
EPC Rating: D

Local Authority: Plymouth City Council



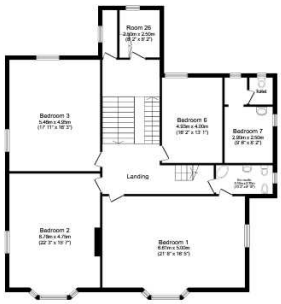
Basement

Floor area 94.4 sq.m. (1,016 sq.ft.)



Ground Floor

Floor area 186.4 sq.m. (2,007 sq.ft.)



First Floor

Floor area 162.1 sq.m. (1,745 sq.ft.)



Second Floor

Floor area 114.5 sq.m. (1,232 sq.ft.)

Total floor area: 557.4 sq.m. (6,000 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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