



Former Lloyds Bank, South Molton

Guide Price £325,000 Freehold

9 bedroom plot for sale

Description

A superb development opportunity for conversion/renovation - Former Lloyds Bank, East Street, South Molton.

Multiple options, including possible title split or rental accommodation.

Planning consent granted in July 2025 for the conversion of the former bank to a retail unit & 2 residential flats together with retention and refurbishment of 1 flat, as follows:-

- Ground floor 2 bedroomed apartment with 1 parking space and use of the communal garden extending to about 106 m2 (742 ft2)
- First floor front facing 2/3 bedroomed apartment also with 1 parking space and communal gardens, with the accommodation extending to 94 m2 (1,011 ft2)
- First and second floor rear facing 3/4 bedroomed duplex/maisonette, with parking and communal garden with the accommodation extending to about 145 m2 (1,560 ft 2)
- The ground floor commercial/retail unit extends to about 106 m2 (1,140 ft 2)

Projected total rental income circa £40,000-£42,000 per annum on a



residential letting basis including the commercial unit.

Available with no onward chain.

Services

We understand that mains water and electricity is connected to the property.

Current Rateable Value (Bank & Premises) £13,250 per annum. This would be assessed based on ground floor only if the apartments are to be used residentially.

Planning information:-

<https://planning.northdevon.gov.uk/Planning/Display/80186>

Tenure: Freehold

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains

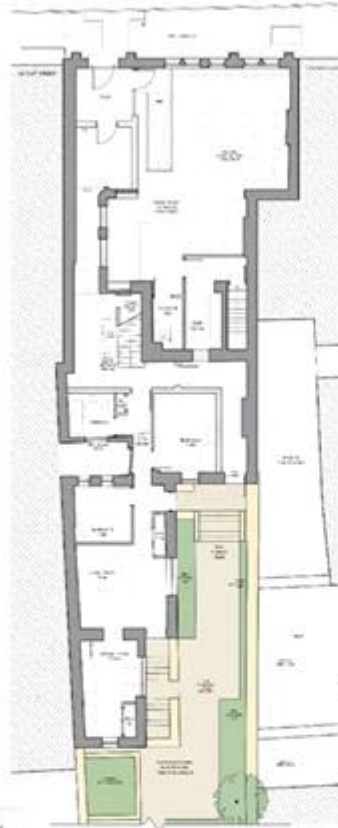
Tenure

Freehold

PROPOSED BASEMENT



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



DRAWING BREAK:
SEE EASTS-PA-0101
FOR WHOLE SITEPLAN

REAR OF GARDEN AND
DRIVEWAY ACCESS TO
NEW ROAD

NOTE
DRAWING FOR PLANNING PURPOSES
ONLY NOT FOR CONSTRUCTION
ALL DIMENSIONS TO BE CHECKED ON
SITE AND ANY DISCREPANCIES
REPORTED TO THE ARCHITECT PRIOR
TO ANY WORK BEING CARRIED OUT



SCHEDULE OF AREAS

NET AREAS

USE	Net Area	Units
Total	106sqm	inc. basement
Floor 1	80sqm	20.3p
Floor 2	94sqm	25.4p
Floor 3	14sqm	40.0p duplex

GROSS INTERNAL AREAS

Basement	48sqm
Ground Floor	219sqm
First Floor	184sqm
Second Floor	72sqm
Total GIA	521sqm
of which:	
Shared	106sqm
Shared porch	7sqm
Residential	408sqm
Communal Garden	286sqm
10 Cycle Spaces	8sqm
Bin Store	8.5sqm
Driveway & parking	136sqm

Project:
122 EAST STREET
SOUTH MOLTON

Drawing Title:
PROPOSED FLOOR PLANS

Scale:
Drawing Number: EASTS-PA-0101
Revision:
Date: 11th April 2025
Client: CAI Property Ltd

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