



# TAYLOR SON & CREBER

CONSULTANT SURVEYORS



## THE OLD GRAMMAR SCHOOL, LONGCAUSE, PLYMPTON ST MAURICE, PLYMOUTH, PL7 1JB

**£250,000 (Freehold)**

ON THE INSTRUCTIONS OF THE TRUSTEES OF HELE'S EXHIBITION FOUNDATION (PLYMPTON)

A GRADE II\* LISTED FORMER GRAMMAR SCHOOL BUILDING IN SECLUDED, SOUTH FACING LOCATION WITHIN THE RENOWNED CONSERVATION AREA OF PLYMPTON ST MAURICE.

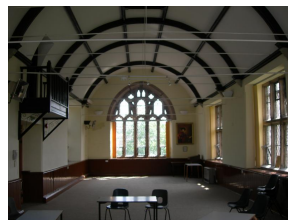
THIS MAGNIFICENT BUILDING WAS ORIGINALLY CONSTRUCTED IN 1664 IN THE JACOBAN GOTHIC STYLE AND WE UNDERSTAND WAS RENOVATED AROUND 1870.

THE BUILDING HAS BEEN USED FOR MANY YEARS FOR EDUCATIONAL USES AND MAY BE SUITABLE FOR A VARIETY OF DIFFERENT USES SUBJECT TO THE NECESSARY PLANNING CONSENT.

GUIDE PRICE OFFERS IN THE REGION OF £250,000 FREEHOLD OR MAY CONSIDER LEASE SUBJECT TO STATUS.

Ref No. TSC0984

The Old Grammar School  
Longcause  
Plympton St Maurice  
Plymouth  
PL7 1JB



Tel: **01752 20 20 35**  
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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.

  
Regulated by RICS

A truly unique building offering tremendous scope for a variety of uses and businesses subject to the obtaining of any necessary consent.

Built in 1664 during the reign of Charles II, just before the Black Death and the Great Fire of London, the Old Grammar School at Longcause, Plympton St Maurice on the outskirts of Plymouth, is set in a secluded south facing location within the noted conservation area of Plympton St. Maurice and boasts a granite arcaded cloister, beamed main hall with gallery and mullioned windows.

The Old Grammar School was founded in 1658 following a charitable bequest by Elize Hele and was originally called Hele's school. The building is most notably associated with the celebrated 18th Century artist and former pupil, Sir Joshua Reynolds [b1723-d1793], first President of the Royal Academy, whose father was Master at the school. The striking granite cloister is the subject of one of Reynolds earliest drawings.

Other prominent former pupils include the artists Benjamin Haydon, who promoted the Royal College of Art, and Sir Charles Lock Eastlake, who was also a President of the Royal Academy as well as the first Director of the National Gallery and the first President of the Royal Photographic Society.

The building benefits from pedestrian access from George Lane, opposite Plympton St Maurice Church, and a vehicle access from Longcause to its car park at the eastern end of the building.

The adjoining premises, the former Headmaster's home, were sold by the Trust a few years ago and are currently owned and operated by the Broadreach Trust as a rehabilitation Centre known as Close Reach.

The Old Grammar School is within walking distance of three public houses, St Elizabeth's Hotel and local shopping facilities. More extensive shopping facilities can be found approximately half a mile away at Ridgeway, Plympton's main shopping centre. The main bus route into Plymouth City Centre passes has a stop in Longcause.

## **Accommodation [all dimensions approximate]:**

Open cloister

6.5m x 19.5m approx – 126.75m<sup>2</sup> (1,364 sq ft) fronting onto lawned area.

Main entrance door into building:

Ground floor

General office

5.62m x 2.68m Kitchen

4.92m x 1.5m + 1.6m x 1.4m Ladies & Gents WCs

First Floor

Main School Hall

6.25m x 18.85m – 117.8m<sup>2</sup> (1,268 sq ft)

Second Floor

Office

2.84m x 5.48m + 2.25m x 2m – 20.82m<sup>2</sup> (224 sq ft) with access to gallery overlooking main hall.

## **Outside:**

Garden area mainly laid to lawn together with large car park for approx 16 cars with access from Longcause and separate pedestrian access.

## **Price:**

Offers are invited in the region of £250,000 for the freehold

## **N.B:**

The Trustees would consider a lease of the building subject to the status and proposed use of the applicant. Further information upon request.

## **Planning:**

We have not made enquiries regarding alternative uses but suggest that interested parties contact Plymouth City Council Planning Department on 01752 668000.

## **Viewing :**

Strictly by prior appointment with the Sole Selling Agents Taylor Son & Creber 01752 202035

## **VAT:**

All prices and rents quoted are exclusive of VAT where chargeable.