

For Sale

Land at Shepherds Wharf, Sutton Road, Plymouth, PL4 0HT

alder king

PROPERTY CONSULTANTS



Residential Development Opportunity

Cleared site with lapsed planning consent for 183 apartments

Approximately 0.59 ha (1.46 acres)

Key Facts

- Situated in an attractive waterfront location in the popular Sutton Harbour area of Plymouth.
- An excellent residential development opportunity, subject to the necessary consents.
- Site area of approximately 0.59 ha (1.46 acres).
- Lapsed planning consent for 183 residential apartments and ground floor commercial space (ref: 08/02267/FUL).
- Located within an 'Area of Opportunity' for tall buildings
- Neighbouring occupiers include Premier Inn, Plymouth University and the Lockyers Quay public house.
- Plymouth Railway Station - 1 mile
- To be sold with vacant possession.
- Conditional and unconditional offers invited.



Location and Description

Location

With a population of 264,000, Plymouth is the second largest city in the South West, after Bristol.

Historically, the local economy has been based around shipbuilding and seafaring activities but in recent years the city has moved towards a more service-based economy. Plymouth is also home to the largest naval base in Western Europe, HMNB Devonport.

The A38 is the principal trunk road serving Plymouth, connecting the city with Cornwall to the west and Exeter (44 miles) to the north east, where the A38 also joins the M5 motorway.

Plymouth Railway Station (1 mile) provides direct rail services to Exeter St David's (55 mins), Truro (1hr 10 mins) Bristol Temple Meads (2hrs) and London Paddington (3hrs 9 mins).



Description

Shepherds Wharf is located in the Sutton Harbour area of Plymouth, to the south east of the city centre. This irregular shaped site is relatively flat and was historically used as a fruit sales market.

The site faces over the harbour and backs onto the Premier Inn hotel immediately behind.

The north of the site is bounded by the Plymouth University Graduate School of Management and to the south is the Lockyers Quay public house.

The approximate area of the site is 0.59 ha (1.46 acres).



Planning and Method of Sale

Planning

The site previously benefited from full planning permission for a high density residential development of 183 apartments with ancillary ground floor commercial space (ref: 08/02267/FUL).

The site is allocated for mixed use redevelopment in the emerging Local Plan and is also within an 'area of opportunity' for tall buildings.

A planning brief is available in the Information Pack.

Interested parties are advised to make their own enquiries with the Local Planning Authority, Plymouth City Council.

Tenure

The freehold interest is for sale with vacant possession to be provided upon completion of any sale.

Method of Sale

The property is for sale by private treaty with informal tenders invited to be received in writing by **midday on Friday 9 March 2018**.

Information Pack

An information pack is available on request which includes the following information:

- Title documents & summary of title.
- Previous Planning Consent.
- Location Plans & Site Photographs.
- Planning Brief prepared by Alder King Planning Consultants.
- Ground Investigation



Westerly Aspect



Aerial View



CGI Image of Previous Scheme

Contact



Viewing Arrangements

For further information or to arrange an inspection please contact:

Alder King Property Consultants

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Ref: BSQ/SR/86850

January 2018

SUBJECT TO CONTRACT

On behalf of:



Important: Alder King for themselves and for the vendors of this property, whose agents they are, give notice that: 1. The particulars contained herein are for guidance purposes only and do not constitute either part or whole of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, and must satisfy themselves as to their correctness. 3. No person in the employment of Alder King has any authority to make or give any representations or warranties whatsoever in relation to these properties. 4. No responsibility can be accepted for expenses incurred by intending purchasers in inspecting and considering the properties which are offered. Under the Control of Asbestos Regulations 2006 (CAR 2006), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR 2006 is an offence and could adversely affect the value of the property. The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. Accordingly: 1. Alder King do not accept any responsibility for, and you should not place any reliance on us in respect of, the detection and/or management of any asbestos and/or asbestos related compounds contained in the property. 2. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues.

