

DEVELOPMENT SITE FOR SALE (subject to planning)

Higher Sherford Farm, Sherford, Plymouth PL8 2DR



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Summary

- 2.19acres net / 0.89ha Development site (STPP)

Location

Situated in the centre of the proposed Sherford new town development, between Brixton and Plympton, on the eastern side of the City of Plymouth, near the South Hams coastline and Area of Outstanding Natural Beauty.

Sherford is a development consented in 2018 for 5,500 dwellings, to be built in 4 phases by a consortium comprising Taylor Wimpey, Bovis and Linden Homes. It will eventually occupy 1,200acres (486ha) incorporating 5,500 dwellings, 500 acres of community parkland, gardens, allotments and wildlife corridors, youth centre, schools and a mixture of indoor and outdoor facilities including swimming pool. Sherford will also have a thriving town centre which has been designed with classic architecture in mind, including important community facilities such as a town hall, health and children centre.

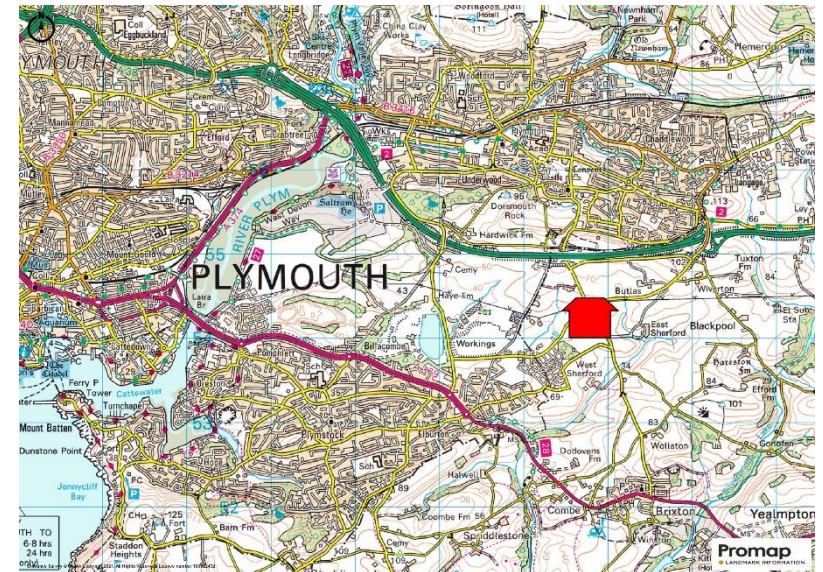
Description

The property comprises of a large farmhouse, adjacent cottage, garages and external stores and landscaped grounds including a tennis court. The freehold extent is outlined in red on the adjacent plan. The position is further marked with a red arrow on the attached Sherford Building Futures Neighbourhood Masterplan.

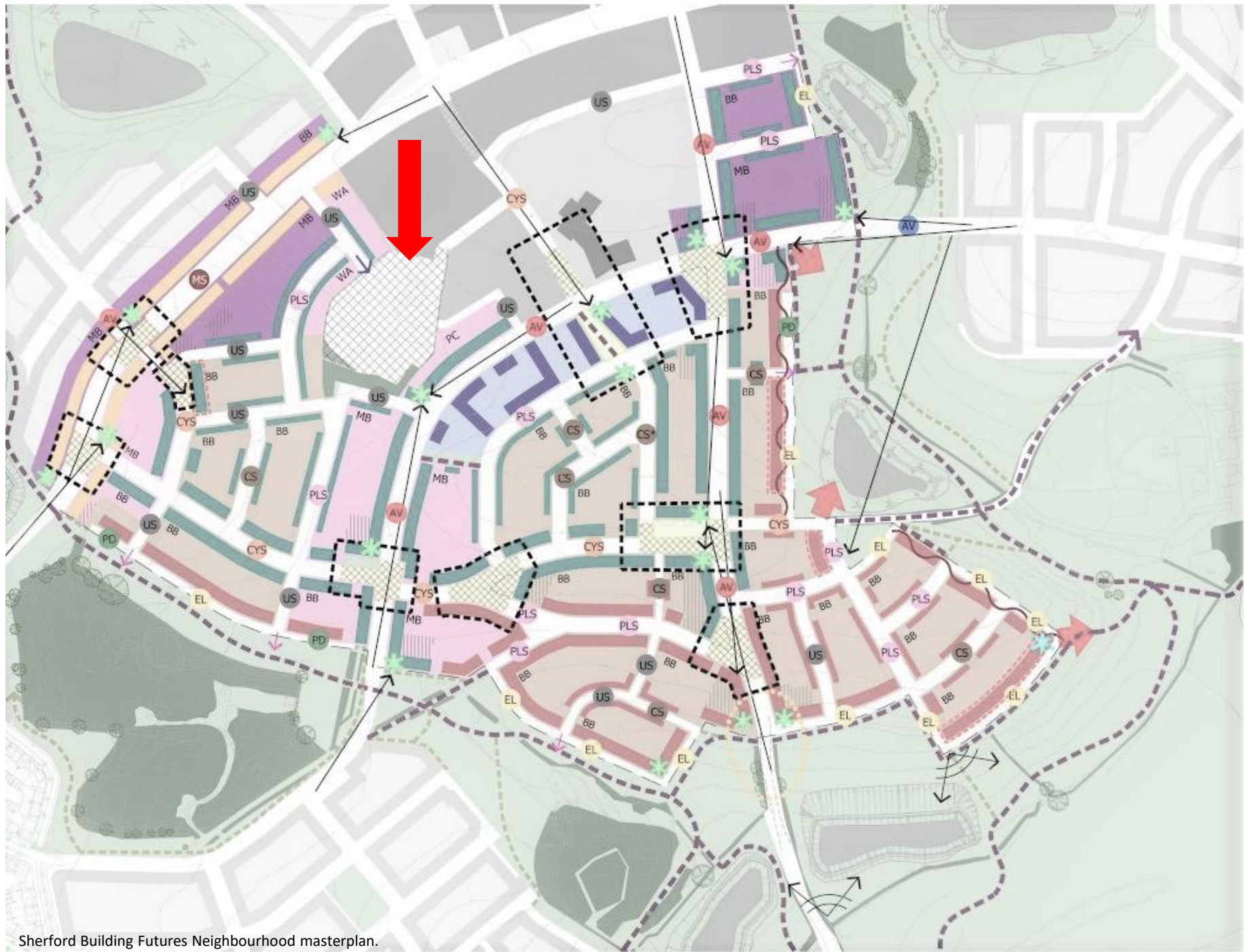
A new access to the sale site will be added to the extent of the Freehold ownership to be conveyed. The access will be constructed by the Sherford Consortium and be 5.5M in width to include pedestrian pavement. The then owned access to the site will extend out to an adopted road, without restriction or ransom and will be in a location to be confirmed – see CYS and URS on masterplan.

Accommodation

	m ²	ft ²
Farmhouse	237	2,551
Cottage	92	991
Garages	163	1,750
Total	492	5,292



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Sherford Building Futures Neighbourhood masterplan.

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Use, Right of Way & Charges Register.

The property is currently occupied as a dwelling house and smallholding under Class C3 use of the Use Classes Order 1974. The current farmhouse and land benefits from a right of way for all vehicles to pass and repass at all times and for all purposes to gain access/egress from the property. A covenant in the title restricting any change/intensification of use will be removed prior to sale.

Services & EPC

We are advised that mains water and electricity are supplied. Drainage is by way of a private septic tank.

The building has been assessed for energy performance with a rating of F38.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and /or responsibility or maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR2010). We recommend you obtain advice from a specialist source.

Terms of Availability (subject to contract)

Unconditional offers in the region of £1,250,000 are invited for a sale with vacant possession. Subject to planning offers will also be considered on the merits of any proposed development, the likelihood of success and the price proposal. The property is not currently opted for the payment of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction. An abortive costs provision may need to be considered.

Planning/Redevelopment Potential

It is anticipated that the site will be suitable for a number of potential uses including residential, hotel, care home, residential institutions and assisted living.

The farmhouse is not Listed and it is anticipated that it will be demolished to make way for a redevelopment scheme. The local Planning Authority is South Hams District Council.

Further Information / Viewing

To arrange inspection and for further information, please contact either:

Listers Property Consultants Tel: 01752 222135
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Rossiter Property Consultants Tel: 07970 660378.
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