



**PLOT A ERNESETTLE LANE, ERNESETTLE, PLYMOUTH, PL5 2TT**

**FREEHOLD £2,400,000**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Plymouth is the largest city on the south coast of England. Ernesettle forms the western part of the Plymouth conurbation and lies approximately 9 miles from the City centre and railway station. Ernesettle lies to the far north-west of Plymouth, adjacent to the river Tamar. Ernesettle Lane has its own junction directly off the A38 Dual carriageway, which links Cornwall and Plymouth to the M5 at Exeter, 40miles to the east. Nearby occupiers include

**DESCRIPTION:**

A fenced, brown-field site (previously accommodated a small secondary school), with shared use of a dual carriageway access road. The site is reasonably level with a gentle slope to the north.

**AGENTS NOTE:**

The site is partly constrained by an MOD blast zone, which may affect the design and specification of any buildings. Alternative designs and replanning the site to offer a variant on the mix of units within the scheme creating a diverse range of buildings for lease and sale.



**PLANNING:**

The site is considered suitable for employment use falling within Classes B1, B2 or B8 and part of the site has consent for open storage. The Local Planning Authority is determined that the site is not suitable for residential development. Planning consent was granted in 2017 (17/01315/S73M) for 36 no. B2/B8 units and open storage units and outline consent was granted in 2015 for 7,432m<sup>2</sup> of industrial/warehouse buildings.

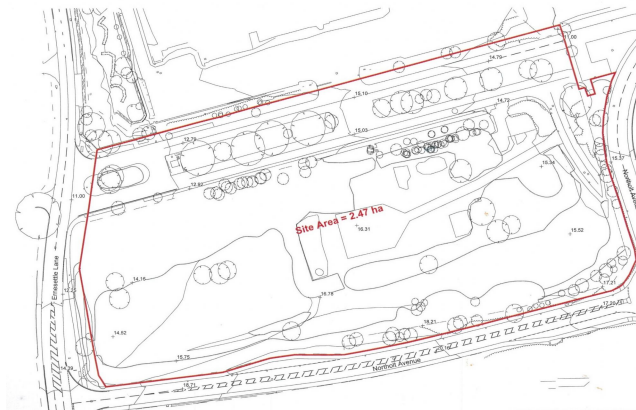
Ecology and ground investigations have been carried out, along with noise impact assessments.

**TENURE:**

The property is for sale FREEHOLD. Unconditional offers are sought in excess of £2.4m, subject to contract. Conditional offers will also be considered.

**VAT:**

All the above prices are quoted exclusive of VAT.



**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

Not applicable due to being bare land.

**ENERGY PERFORMANCE CERTIFICATE:**

Not applicable due to being open land consuming no heat/cooling energy.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**

**Ifan Rhys-Jones**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)





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