

**Ley Farm, Langage,  
Plymouth, Devon PL7 5AT**

For Sale by Private Treaty 39.84 Acres (16.12 hectares)  
Unique Industrial Development Opportunity  
Allocated In Joint Local Plan PLY51

## Location

Ley Farm is located to the east of Plymouth just off the A38 dual carriageway, providing access to the national motorway network at junction 31 of the M5 motorway at Exeter. Plymouth railway station offers a direct rail service to London Paddington in approximately 3 hours 10 minutes.

The port of Plymouth is a busy leisure and commercial port and home to Brittany Ferries, who provide regular services to France and Spain. The port also handles around 250,000 tonnes of cargo each year.

## Key Facts

- Allocated Development Site in Plymouth and South Hams Joint Local Plan
- Policy PLY 51 Language
- Designated in the Plymouth and South Devon Freeport
- **6MW power supply and 999kVA grid export capacity reserved**
- Recognised Commercial Location Adjacent to Sherford New Town
- Gross ownership: 60 acres (24.28 hectares)
- For Sale: 39.84 Acres (16.12 hectares)



## Strategic Importance

Langage provides a unique offer for the Plan Area, by virtue of its scale, its location in relation to the strategic highway network and the eastern edge of Plymouth and the potential synergies with other uses. This provides an opportunity that other sites cannot match for strategic employment uses and large-footprint employment development.

Langage is an important employment location that has long been identified in former local and regional plans as an opportunity for a specific offer which cannot be replicated in the city itself.

Considerable investment has taken place in the last decade, including the construction of a power station and the compulsory purchase of land in PLY51 under a single landowner.

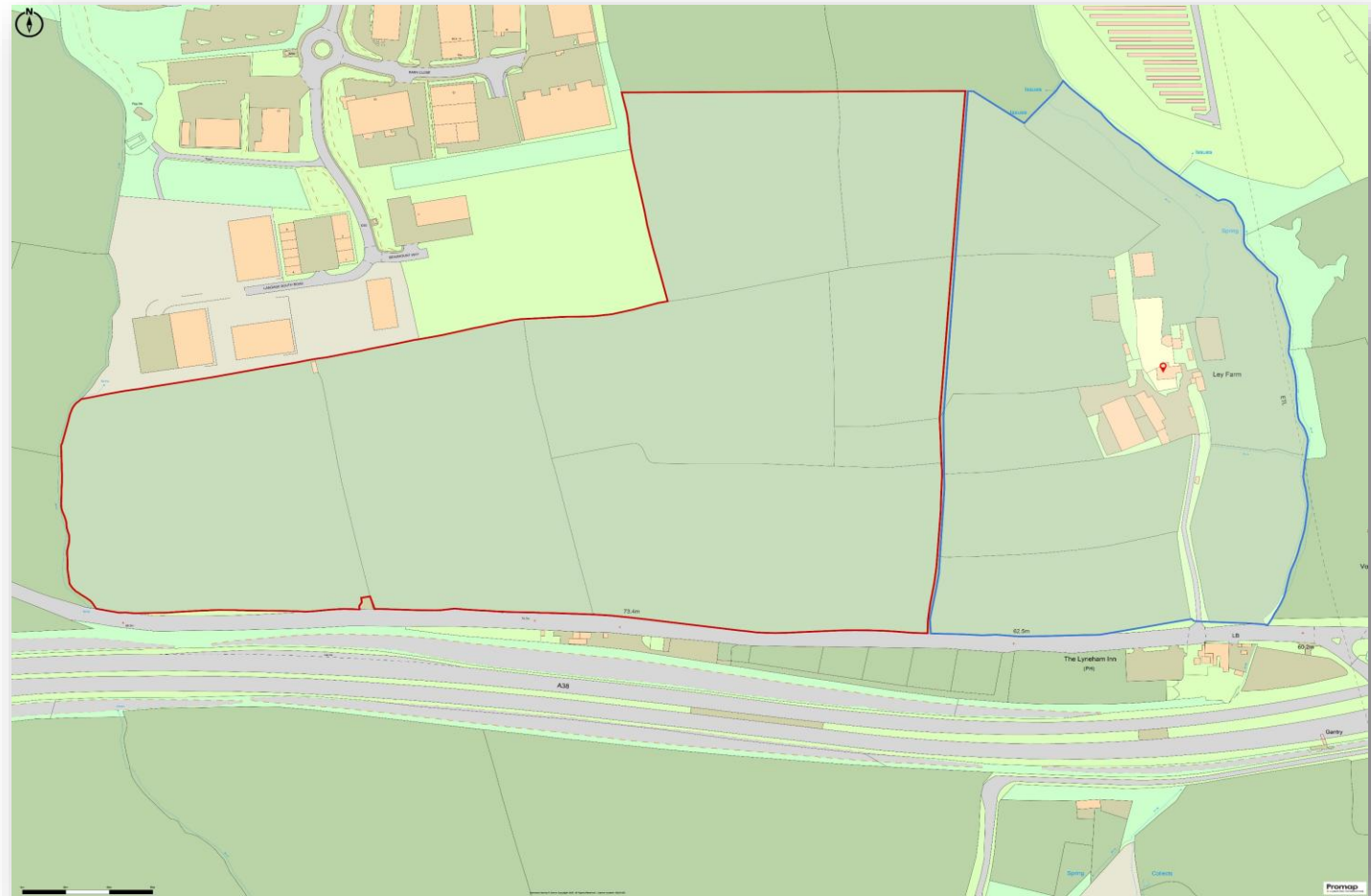
## Tenure

The land is held Freehold in two titles:

DN549384 & DN716395

39.84 Acres (16.12 hectares) outlined in red

Gross ownership 60 acres (24.28 hectares)



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## Planning Allocation PLY51

Land at Langage is allocated for employment development in Use Classes:

B1b & c, B2 (industrial) and B8 (warehousing and distribution)

An extension to the existing strategic employment site.

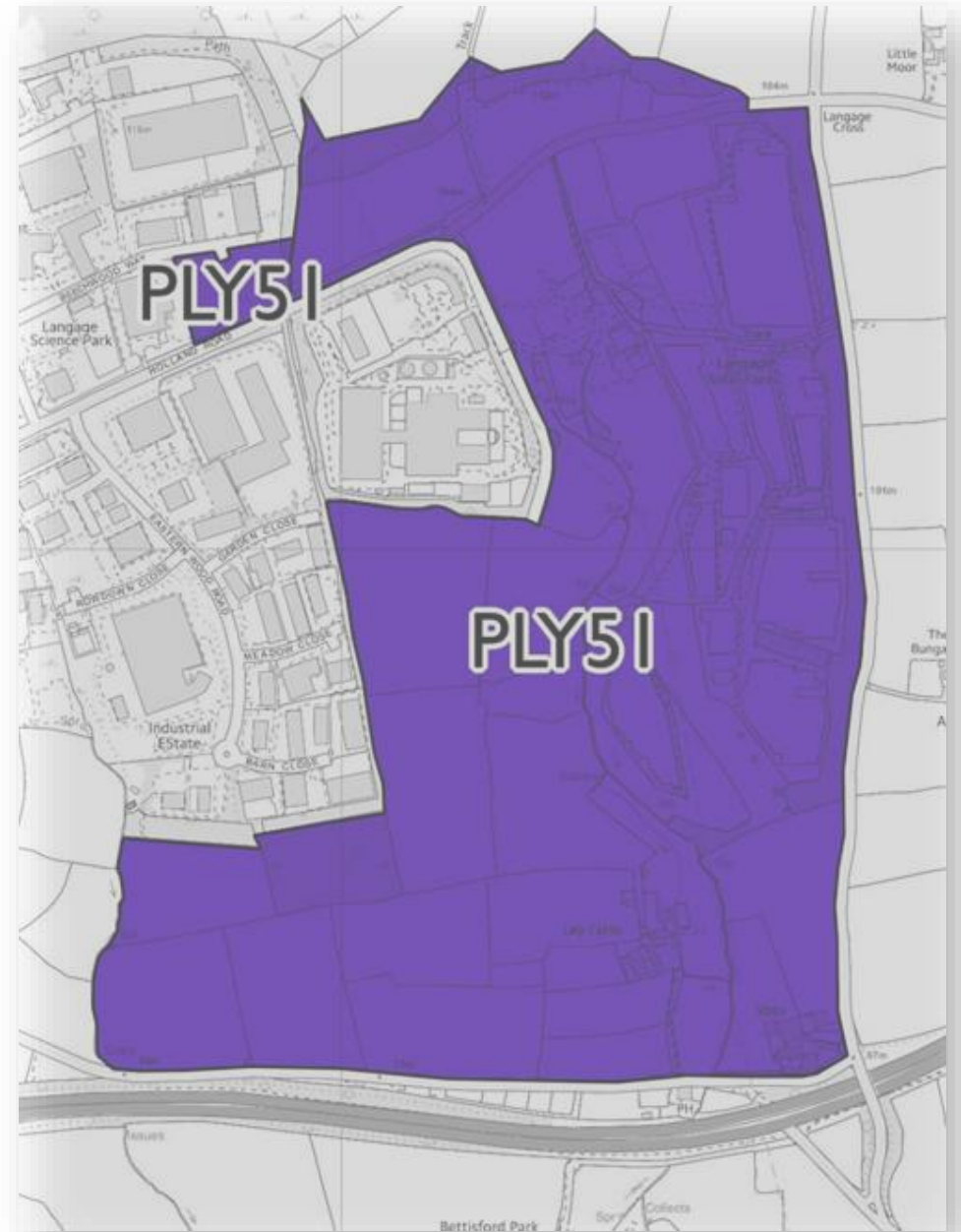
Provision is made for about **243,000 sqm (2,615,652 sqft)** of employment floorspace.

## The Joint Local Plan

The Joint Local Plan (JLP) is part of a ground-breaking strategic planning process for Plymouth and South West Devon which looks ahead to 2034. It sets a shared direction of travel for the long-term future of the area.

The key purpose of the JLP is to establish an over-arching strategic framework for sustainable growth and the management of change, providing the statutory development plan for Plymouth, South Hams and West Devon.

Further information [www.plymswdevonplan.co.uk](http://www.plymswdevonplan.co.uk)



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## Planning Criteria

Ley Farm is allocated for employment development in Use Classes B1b & c, B2 (Industrial) and B8 (Warehousing and distribution).

The development of PLY 51 Langage should provide for the following:

1. Creation of a high-quality environment for the business park commensurate with its status as a strategic employment location for attracting inward investment, including a street frontage presence which helps to create attractive environments for walking and cycling.
2. Ancillary office functions which are orientated to the street frontage.
3. Maximum use of plot space through efficient design and layout arrangements where parking provision does not dominate the site.
4. Enhancements to pedestrian, cycling and public transport links to the City Centre, Plympton, Sherford and Deep Lane Park and Ride which also facilitates links to locations east of the city.
5. Sensitive planting and screening for outward-facing sites to the surrounding areas.
6. Contributes to and allows for the delivery of a new southern access road.
7. Preserves the future operation of the Energy Park.



# Freeport

[www.plymouth.gov.uk/plymouthandsouthdevonfreeport](https://www.plymouth.gov.uk/plymouthandsouthdevonfreeport)  
<https://www.gov.uk/government/publications/stamp-duty-land-tax-relief-for-freeports>

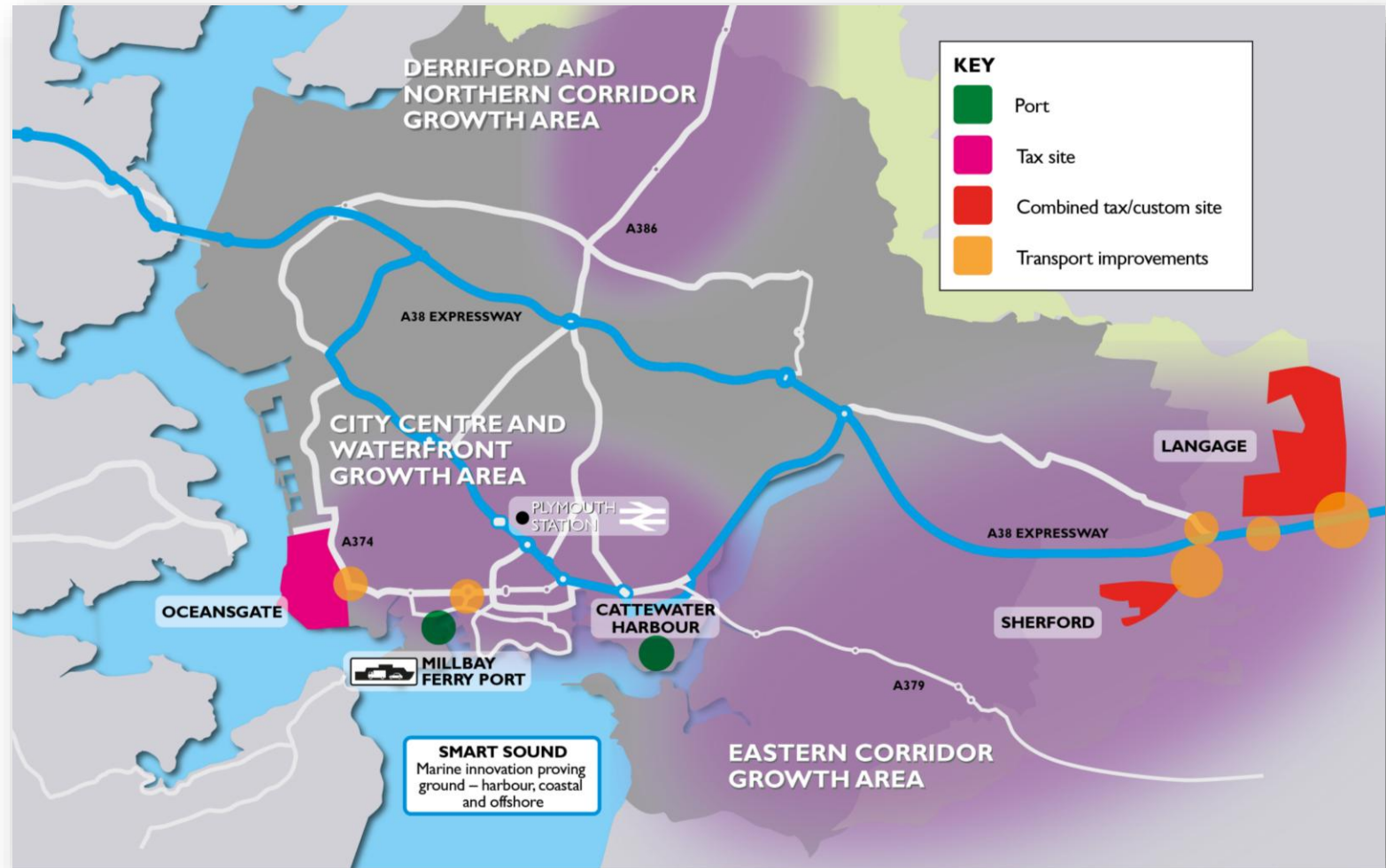
Plymouth & South Devon have backed proposals to borrow up to £15 million of capital investment to kickstart transport infrastructure schemes, vital to unlocking 130 hectares of development land at Langage Energy Park, Sherford Employment Zone, and South Yard in Devonport

Freeports have been set up as hubs for global trade and investment. Designated Tax and Customs sites with benefits from tax, simplified customs and investment funding to create high-skilled jobs.

Planning consent for a new spine road from Holland Road, linking Ley Farm is expected in 2025 and public funding has been secured for the first phase.

Designated as a Tax Site for industrial and manufacturing space, with a focus towards marine, defence and space sectors.

Private investment in a 10mW hydrogen Plant to be online for 2026 in conjunction with Langage Energy Park Ltd, mirroring a sister project in Manchester.



## Offers are being sought on the following basis

For both 39.84 acres (the minimum requirement of the Plymouth and South Devon Freeport) and the entire land holding, which comprises 60 acres.

Purchasers will be required to reimburse the vendors for the annual contribution under the Freeport Landowners Agreement, which is likely to be in the order of £100,000 per annum, payable to the Plymouth and South Devon Freeport Company for 5 years. The Freeport Landowners Agreement will be novated to the successful bidder on completion.

### 1. Offers are being sought on an unconditional basis

- For both 39.84 & 60 acres

### 2. Offers are being sought subject to the grant of planning permission, joint venture or promotion

For offers that are subject to planning, developers will have an obligation to maximise land value by working with the Freeport Company to secure the necessary funding for the infrastructural improvements required in the context of the detailed planning application.

- For both 39.84 & 60 acres

### Timing – Bids expected by Autumn 2025

Joint Agents' Fees to be Paid by the purchaser:

2% + VAT of Agreed Purchase Price upon Completion

including £50,000 + VAT upon exchange of contracts

**Joint Sole Agents:**

**Ifan Rhys-Jones MRICS**

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**Mobile 07970029162**

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