



HIGHER SHERFORD FARM, SHERFORD, PLYMOUTH, PL8 2DR

£1,750,000

**Miller Commercial**

Chartered Surveyors and Business Property Specialists





**LOCATION:**

Sherford is a housing-led development consented in 2018 and commenced in 2019, between Brixton and Plympton, on the eastern side of the City of Plymouth, near the South Hams coastline and AONB. Higher Sherford Farm is situated in the centre of the proposed new town development.

The town is being built in 4 phases by a consortium comprising Taylor Wimpey, Bovis and Linden Homes and will eventually occupy 1,200 acres (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 town centre which has been designed with classic architecture in mind, including important community facilities such as a town hall, health and children centres.

**DESCRIPTION:**

The property comprises a large farmhouse, adjoining cottage, garages and external stores with landscaped grounds including a tennis court and paddock. 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 site will be constructed to adoptable standard (5.5m in width to include pedestrian pavement) by the Sherford Consortium and adopted and accessed without restriction or ransom. The exact location is to be confirmed.

**SCHEDULE OF ACCOMMODATION:**

Farmhouse: 237 sq m (2,551 sq ft)  
Cottage: 92 sq m (991 sq ft)  
Garages: 163 sq m (1,750 sq ft)

**Total: 492 sq m (5,292 sq ft)**

Total land: 3.84 acres net / 1.55ha Development site (STPP)

**TENURE:**

Freehold

**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 vehicles to pass and re-pass at all times and for all purposes to gain access/egress from the property.

**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. Topographical survey, ecology assessment and site constraints reports are available for developers to consider a variety of schemes. The farmhouse is not Listed (for historic architectural merit) 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. The garden and paddock are green-field land.

**VAT:**

All the above prices/rentals are quoted exclusive 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.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is F(38).

**TERMS (SUBJECT TO CONTRACT)**

Offers are sought in the region of £1,750,000 for the vacant FREEHOLD.

It is anticipated that offers will be conditional on realistic development proposals for residential or commercial use compatible with the new town. An unconditional offer will also be considered. The property is not currently opted for the payment of VAT.

**SERVICES**

We are advised that mains water and electricity are supplied. Drainage is by way of a private septic tank. Mains connection rights have been reserved. Additional highway access points have been agreed with the Sherford development consortium without ransom.

**VIEWING AND CONTACT INFORMATION:**

Strictly through joint sole agents. Please contact either:-

**Tom Smith** on 01872 247013

Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

**Ifan Rhys Jones** at Listers property Consultants

01752 222135

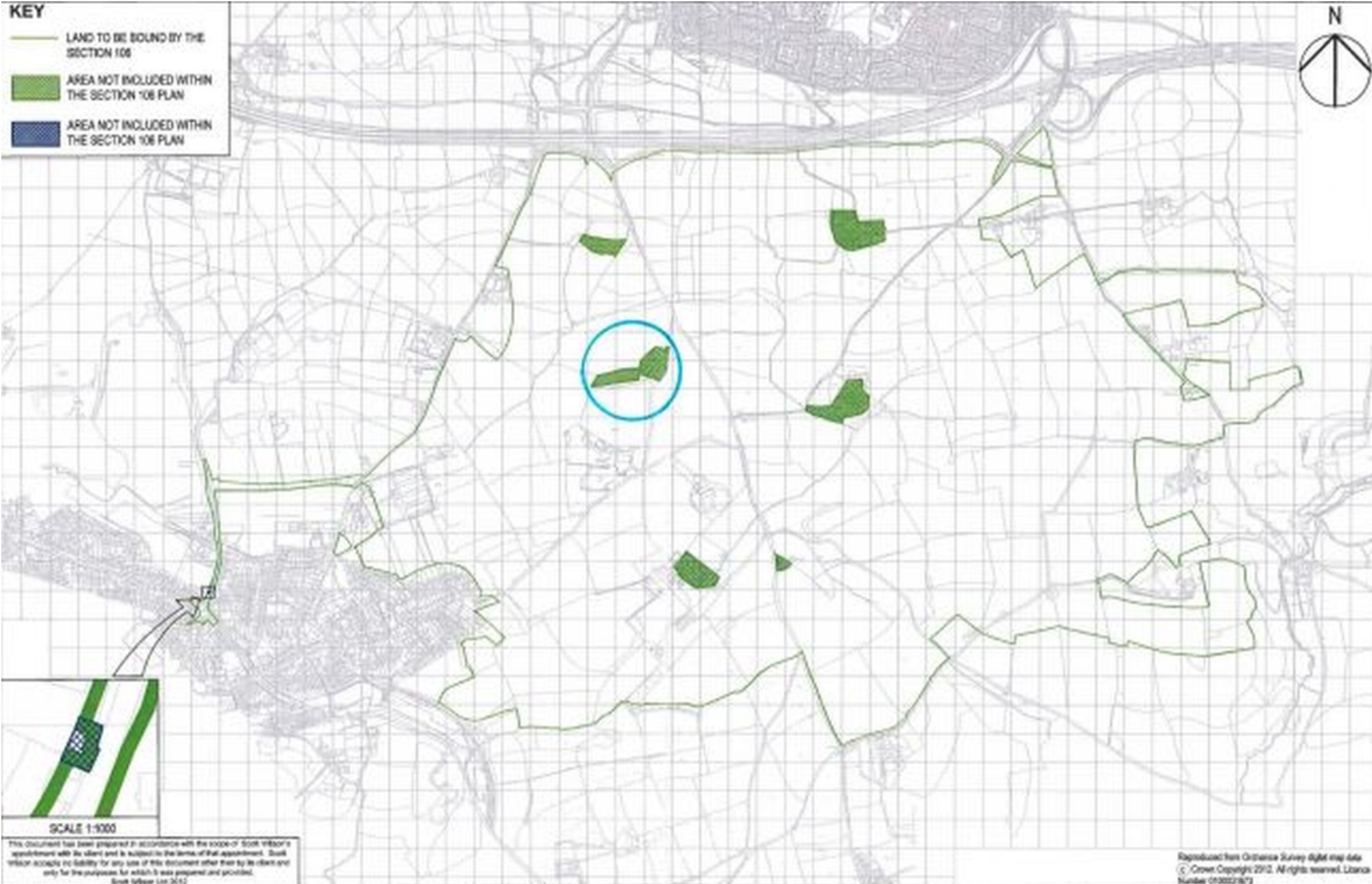
Email [irj@listers.uk.com](mailto:irj@listers.uk.com)

**Scott Rossiter** at Rossiter Property Consultants

07970 660378

Email [scott@rossiterproperty.com](mailto:scott@rossiterproperty.com)





Drawing Title

**SHERFORD**

**SECTION 106  
THE SITE**

**Appendix MD4**

Scale of A3 : 1:12,500

Drawn PS App SM Rev R

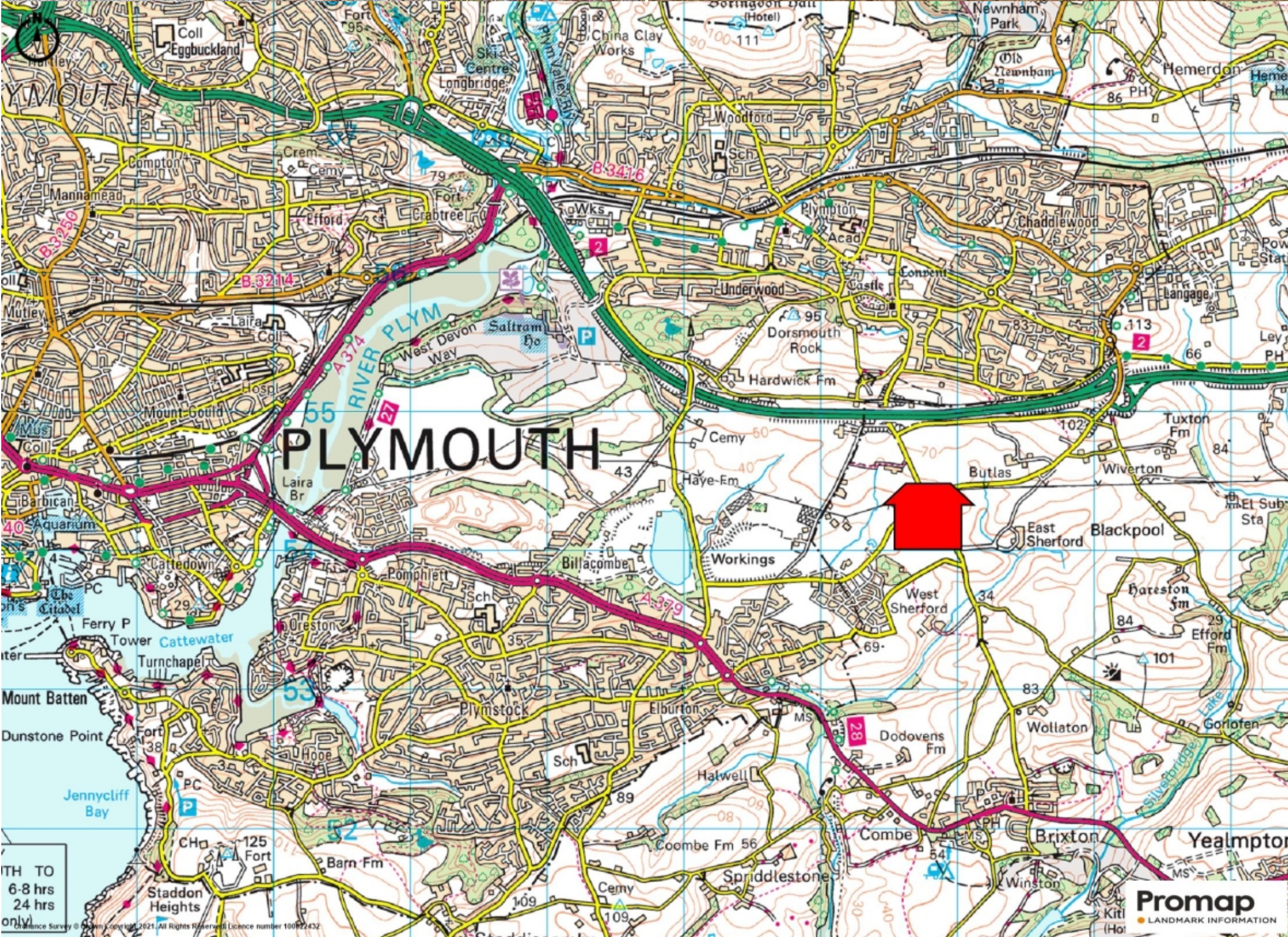
Client JSBR Date MAY 12 Date JUN 12



www.scotwilson.com







# PLYMOUTH



6-8 hrs  
24 hrs  
only

Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence number 100022432

**Promap**  
LANDMARK INFORMATION



**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards