



Industrial Development Opportunity 2.47ha / 6.1 Acres
Ernesettle Lane, Plymouth, Devon, PL5 2TT

Summary

- Freehold Land with Lapsed Consent for B1 / B2 / B8 Developments
- Planning consent was granted in 2017 (17/01315/S73M) for 36 no. B2/B8 units and open storage units
- Outline consent was granted in 2015 for 7,432m² of industrial/warehouse buildings
- Ecology and ground investigations have been carried out, along with noise impact assessments.

Location

Plymouth is the largest city on the south coast of England, with a resident population of 250,000; the City has a growth agenda to increase that to 350,000 by 2020. Ernesettle forms the western part of the Plymouth conurbation and lies approximately 9 miles from the City centre and railway station, across the River Tamar.

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 Kawasaki Precision, Vi-Spring Beds, Gregory Distribution, WSS (storage) and Marwood Plant.

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.

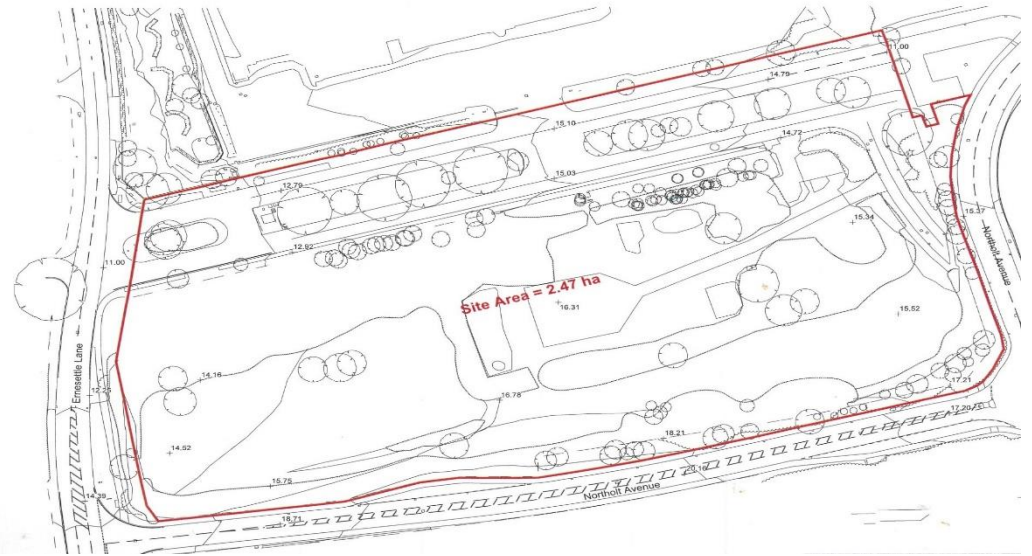
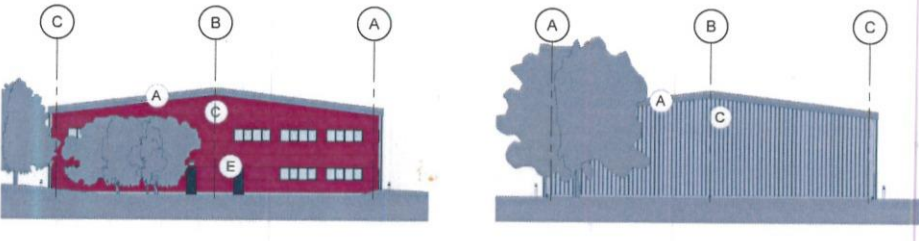
Agents Note

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.

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4 Block 02 East Elevation
1 : 200



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Energy Performance

The buildings have various EPC ratings. Copies of the certificates are available upon request.

Terms of Availability

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

Services

Mains services are available adjacent to the property.

Business Rates

Rateable Value 2017:	n/a
UBR multiplier 2021/22:	51.2p in the £

Planning

The local Planning Authority is:

Plymouth City Council (01752 668000)
Email: Planningconsents@plymouth.gov.uk

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 7,432m² of industrial/warehouse buildings.

Ecology and ground investigations have been carried out, along with noise impact assessments. The site is partly constrained by an MOD blast zone, which may affect the design and specification of any buildings.

Further Information

To arrange inspection and for further information please contact Listers on 01752 222135:

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