DEVELOPMENT SITE FOR SALE (subject to planning)

Higher Sherford Farm, Sherford, Plymouth PL8 2DR

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Higher Sherford Farm, Sherford, Plymouth, PL8 2DR

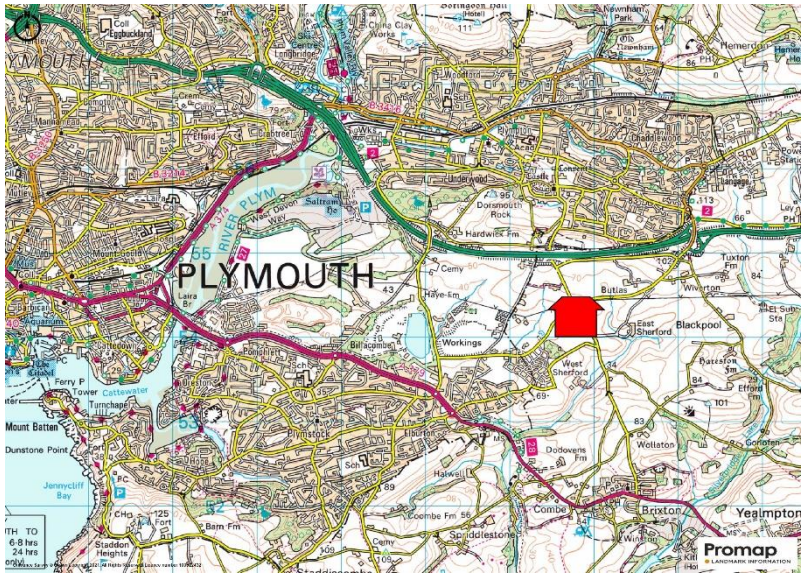
Summary

- 3.84acres net / 1.55ha Development site (STPP)

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.

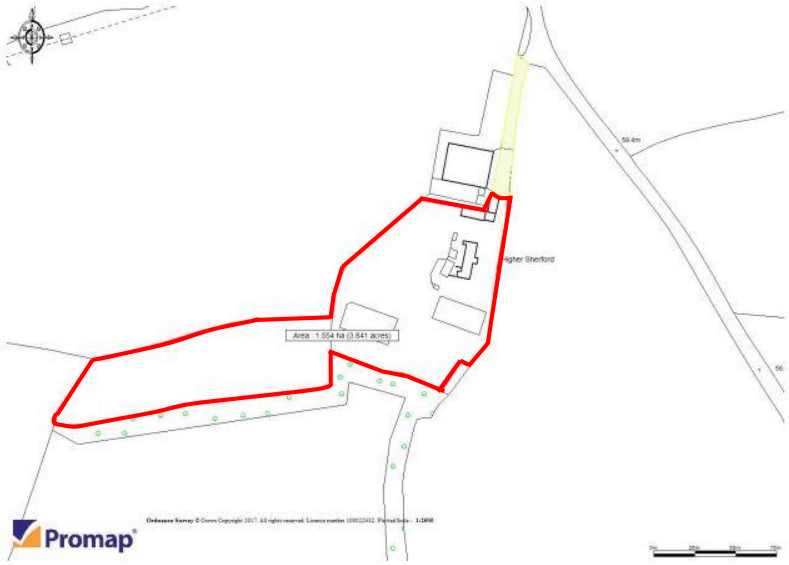
The town is being built in 4 phases by a consortium comprising Taylor Wimpey, Bovis and Linden Homes and will eventually occupy 1,200acres (486ha) incorporating 5,500 dwellings, 500 acres of community parkland, gardens, allotments and wildlife corridors, youth centre, schools and a mixture of indoor and outdoor facilities including swimming pool. Sherford will also have a 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.



Accommodation

	m²	ft²
Farmhouse	237	2,551
Cottage	92	991
Garages	163	1,750
Total	492	5,292

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Sherford Building Futures Neighbourhood masterplan.

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.

Terms of Availability (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.

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.

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.

EPC
The building has been assessed for energy performance as a whole: 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.

Further Information / Viewing
To arrange inspection and for further information, please contact either:

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