

FOR SALE SALTASH PROMINENT FREEHOLD COMMERCIAL DEVELOPMENT SITE

- APPROX 0.89 HECTARES (**2.2 ACRES**)
- LAND SUITABLE FOR A VARIETY OF **COMMERCIAL USES** INCLUDING
- CLASS E (RETAIL, FOOD AND DRINK, OFFICES, RESEARCH AND INDUSTRY),
- B8 (STORAGE DISTRIBUTION),
- CI (HOTEL),
(SUBJECT TO THE GRANT OF PLANNING PERMISSION)



LAND AT
EALES FARM
A388
CALLINGTON ROAD
CARKEEL
SALTASH PL12 6PG

SITE LOCATION & DESCRIPTION

The site extends to approx. 0.89 hectares (2.2 acres) of generally level land situated in a prominent location with extensive road frontage to the A388 Callington Road and forms part the larger Eales Farm site. It is bounded by the Tamar View Industrial Estate and Waitrose to the south east and a substantial new housing development by Barratt Homes known as Trelehan to the west of the A388 opposite the site. Existing housing which is part of the hamlet of Carkeel is adjacent to the northern boundary. The site is a short distance from the strategic road network of the A38, Saltash town centre is approximately 5 minutes distance and Plymouth approximately 20 minutes via the A38 and the Tamar Bridge.

PLANNING

The site is not currently allocated for any specific use in the adopted Cornwall Local Plan. It has a previous relevant planning history including a Grant of Conditional Planning Permission ref: PA12/01405. The description of development was for the construction of hotel, restaurant and car parking area; construction of new vehicular/pedestrian access to highway. This application was approved on 4th October 2012. A subsequent application for Approval of Reserved Matters ref: PA15/06830 was granted on 25th November 2015 for the construction of hotel, restaurant and car parking area; construction of new vehicular/pedestrian access to highway.

SUPPORTING INFORMATION

A copy of the various planning permissions, scheme and layout plan are available from the vendors agents on request.

METHOD OF SALE

Offers are invited by private treaty for the freehold interest in the site on an unconditional or subject to planning permission basis.



Important Notice: These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

VAT

A sale of the land will be subject to the addition of VAT to the purchase price.

OTHER

Under the Money Laundering Regulations, Herridge Property Consulting will require a purchaser to provide proof of identity and relevant associated documents from a purchaser prior to exchange of contracts.

VIEWING

On site strictly by prior appointment with selling agents, Herridge Property Consulting.

CONTACT

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