

**FOR SALE**

**Listers**  
PROPERTY CONSULTANTS

# Development Land

**Plot A PEP, Ernesettle Lane, Plymouth PL5 2TT**

**2.47ha / 6.1 acres**

**FREEHOLD Land with services and Planning Consent for B1/B2/B8 development**



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**[www.listers.uk.com](http://www.listers.uk.com)**

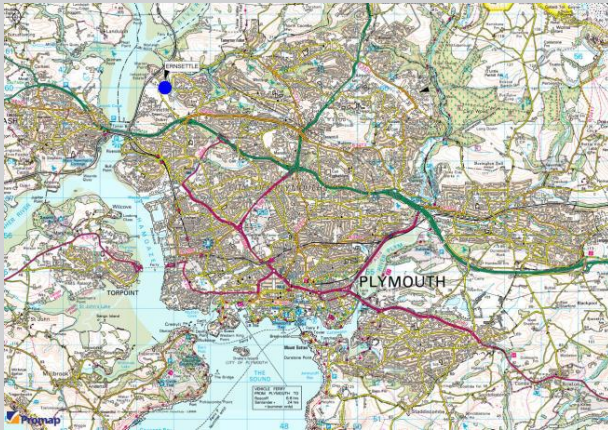
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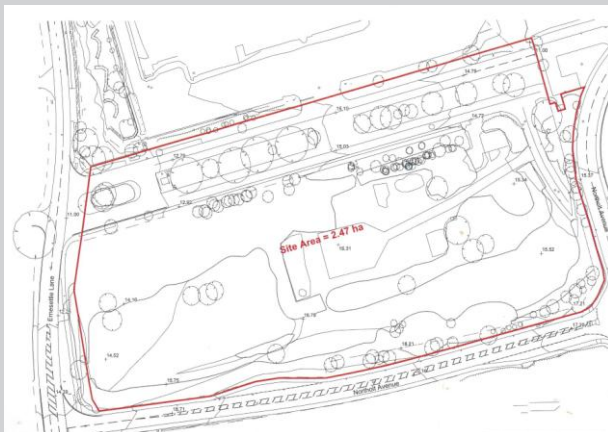
## Location

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, 40 miles 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.



## Terms of Availability

The property is for sale FREEHOLD. Unconditional offers are sought in excess of £1.2m, subject to contract. Conditional offers and an offer for part of the site will also be considered.

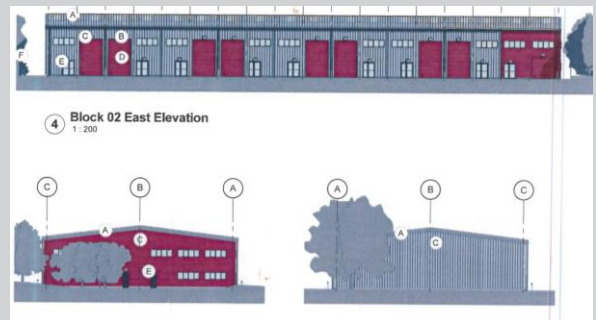
## Services

Mains services are available adjacent to the property.

## Planning

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 7,432m<sup>2</sup> 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.



Proposed elevations (36 unit scheme)



Proposed plan

## Business Rates

Rateable Value 2017: n/a

## Viewing

The site entrance is barrier controlled and camera protected and the perimeter is secured by 2m fencing. Access is available via Listers.

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