

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

Offers in excess
of £500,000

Development Site, Station Road, Liskeard, Cornwall PL14 4BT

0.37 Hectares
(0.91 Acres)



Summary

- Residential development site
- 0.37 ha (0.91 acres)
- Convenient town centre location
- Planning for nine new build houses
- Permission PA22/00483

Location:

Liskeard is a market town in south-east Cornwall with a historic town centre and wide range of local amenities. It is well located being approximately 20 miles west of Plymouth and 12 miles east of Bodmin as well as having Bodmin Moor and the south Cornish coast in easy reach.

This property fronts onto Station Road in the centre of the town, within walking distance of retail centre, schools and mainline train station.

Description:

Derelict 1970's industrial premises c1,350 sq m with car parking, sitting in a level plot of 0.37 hectares (0.91 acres).

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice

| Approx | ha | acres |
|--------|------|-------|
| Total | 0.91 | 0.37 |

Services:

We understand the site is connected to mains services. Purchasers should make their own enquiries as to the capacity of the mains services network to accommodate the proposed development.

EPC / MEES:

Not applicable.

Planning:

Outline planning permission ref: PA22/00483 has been granted for the demolition of existing building and the construction of nine dwellings including access and layout.

Terms:

Offers invited in excess of £500,000 for the freehold interest.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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- Key:**
- Proposed drains
 - Proposed fences
 - Proposed parking spaces
 - Proposed foot drains
 - Proposed main drains
 - Proposed residential lease areas
 - Proposed decorative planting

- Building Key:**
- 3 x 2 bed houses 89m² (1-3)
 - 2 x 3 bed houses 110m² (4-5)
 - 4 x 3 bed three storey houses 114m² (6-9)

PROPOSED SITE PLAN
1:200

