



Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

Offers invited

Former Torpoint Police Station, 4 Ferry Street,
Torpoint, Cornwall, PL11 2AZ

0.34 Acres (0.14
Hectares)

Summary

- Residential development site
- Cleared site
- Excellent river views
- Good connectivity to Plymouth via the Torpoint Ferry
- Freehold for sale

Location:

The site is located on Ferry Street in Torpoint, which is the main road that leads to the Torpoint Ferry. The site benefits from excellent river views and is ideally located in the town centre.

Torpoint is set to undergo a major regeneration and expansion over the next 5 years. The development on this site is part of that. In addition the town centre is targeted to create a more vibrant area with leisure facilities, a town square and better integration with the waterfront. Towards the northern fringe there are plans for c. 200 new homes and a food store in the pipeline.

Description:

Comprising of a cleared site which was formerly the Torpoint Police Station. The site provides an opportunity to develop 14 flats, comprising 2 x 1b 2p, 8 x 2b 3p, 4 x 2b 4p, in addition to a library for Torpoint Town Council which will be leased for a peppercorn. Cornwall Council in partnership with Torpoint Council have completed the neighbourhood Development

Plan, The Master Plan for the town alongside a feasibility study and are commencing a detailed design and outline planning application for the site and the adjoining town square. The development being sought meets all the requirements of the above alongside the economic plan for Torpoint and the Vision for Torpoint. The development has the full support of Cornwall Council and the Town Council who are keen to see regeneration in this area.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). The site area has been taken from Nimbus.

	Hectares	Acres
Total	0.14	0.34

Services:

Interested parties are advised to undertake their own investigations.

EPC / MEES:

Not required as there is no property.

Planning:

The site will be sold on a subject to planning basis. Cornwall Council who own the site will prepare and submit a planning application for the development described. The purchaser will be able to work with the Council on any details and specifications required.

Terms:

Freehold for sale.

Price:

Offers invited.

Legal fees:

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

Money laundering:

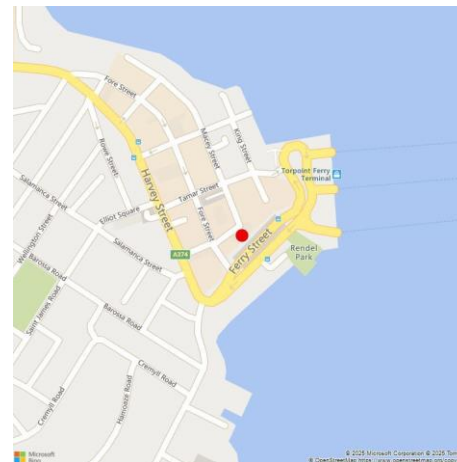
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP

Ground Floor

Community Hub
14 Dwellings

Key

1. Torpoint Library
2. Public Toilets

Accommodation Schedule

Residential

2 x 1b 2p 50sqm

Community

Library 150sqm
Cafe 20sqm
Reception 25sqm
Circ 40sqm
Archive 25sqm
Pastoral 25sqm

External

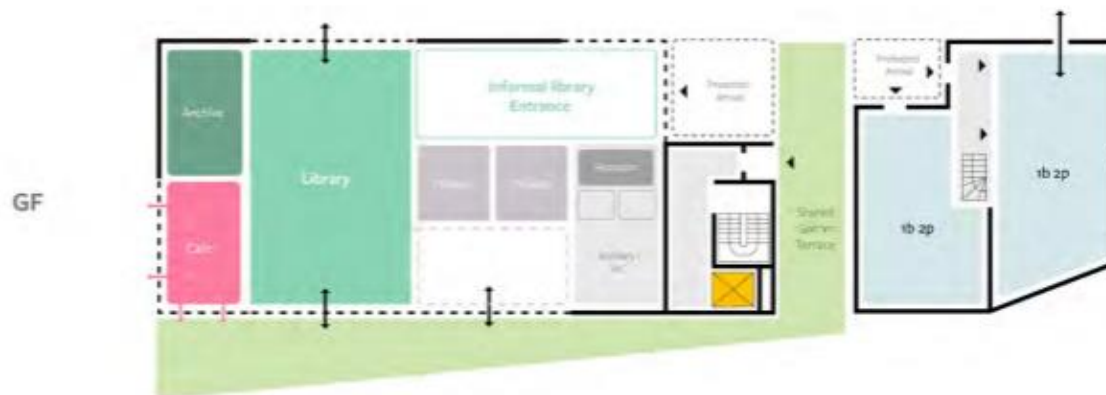
Garden(s) 242sqm

Parking

Parking (9 Spaces) 302sqm

Total

Residential 100sqm
Community 285sqm



First Floor

Community Hub
14 Dwellings

Accommodation Schedule

Residential

5 x 2b 3p 64sqm
1 x 2b 4p 80sqm



Lo1



Total

Residential 400sqm

Second Floor

Community Hub
14 Dwellings

Accommodation Schedule

Residential

3 x 2b 3p	64sqm
2 x 2b 4p	72sqm
1 x 2b 4p	80sqm



Lo2



Total

Residential 416sqm