

An aerial photograph of a coastal town, likely Looe in Cornwall. The town is built on a hillside overlooking the sea. A large, irregularly shaped plot of land in the foreground is outlined in red. This plot is currently undeveloped, covered in grass and some trees. To the left of the red-outlined plot is a residential area with many white houses. To the right is a large green field. In the background, the sea is visible, and a small island can be seen in the distance.

Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

**Unconditional and conditional
(STP) offers invited**

Land West Of Kimlers Way, St Martin, Looe,
Cornwall, PL13 1PT

2.2 Acres
(0.89)

Summary

- Commercial development site
- Outline consent for Class E, B2 & B8 development
- Freehold for sale
- Close to Looe town centre
- Site area - 2.2 acres
- Unconditional and conditional (STP) offers invited

Location:

The site is located on Kimlers Way which is accessed from the B3253 and is one of the main roads leading into Looe.

Description:

Comprising of an L-shaped site. There is outline consent under planning application reference PA23/09844 for the development of 18 units within Class E, B2/B8. This outline consent relates to the whole site, however the vendors are retaining a section. The use classes vary for the individual units, so it is advised to review the decision notice for further information. The hours of operation for the finished units are 08:00 to 18:00 Monday to Saturday.

Accommodation:

All areas are approximate and have been taken from measured plans on a gross area basis.

There is potential for the land to be split.

	sq m	sq ft
Total	0.89	2.2

Services:

Vendor will reserve rights of drainage / services / access over the land sold.

EPC / MEES:

Not required.

Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the site is available.

Legal fees:

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

Money laundering:

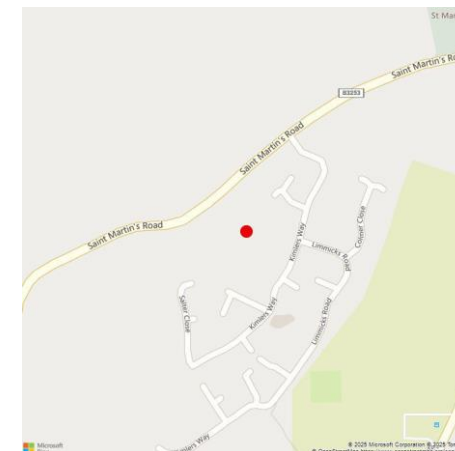
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

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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