

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

Land to the rear of The Drakes Drum

19 Radford Park Road, Plymstock, Plymouth PL9 9DN



Key Highlights

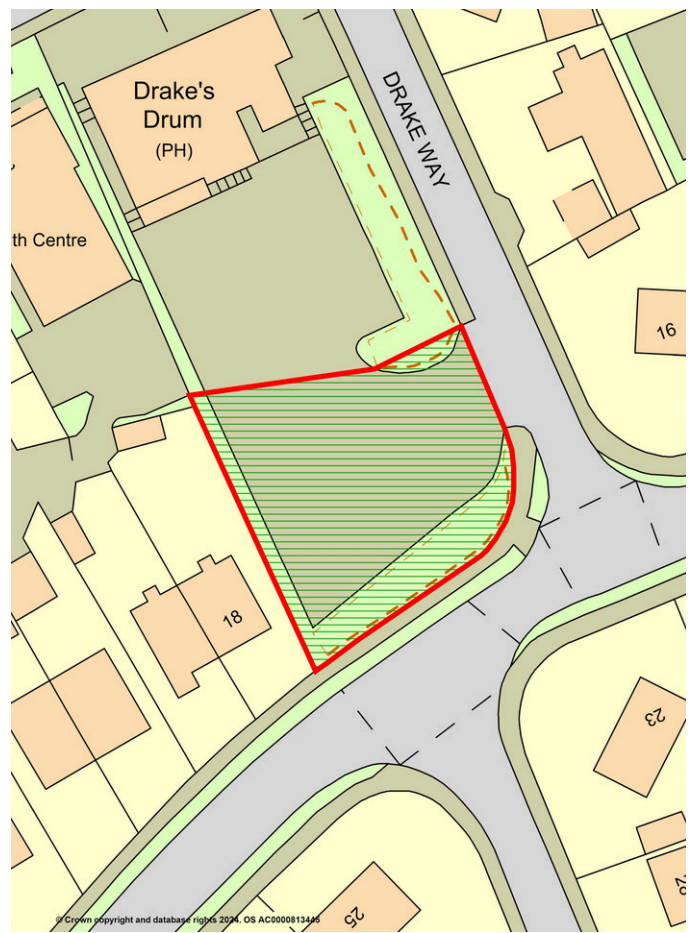
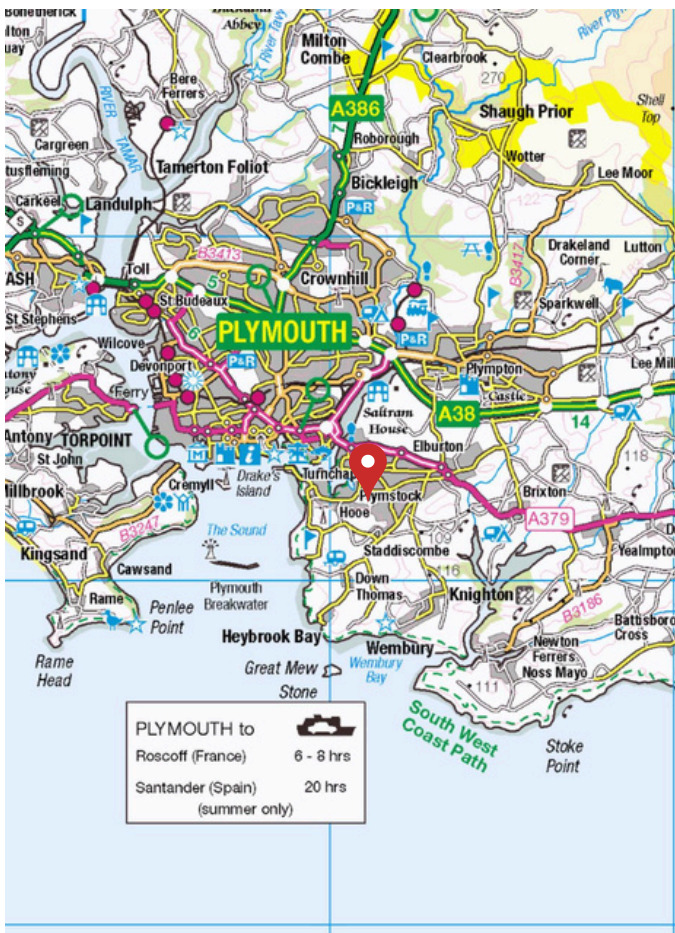
- Site area of 0.188 acres (0.034 ha)
- Excess car park surplus to pub requirements
- Opportunity for various uses (STP)
- Guide Price of £150,000 for conditional offers (STP)
- Planning refused following application for 3 units
- Freehold unconditional and conditional offers invited (STP)

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Site boundary for indicative purposes only

Location

The site consists of a public house situated in a predominantly residential area of Plymouth. The pub is located on a corner plot and has an abundance of parking located to the rear which provides a potential opportunity for development. Plympton is largely characterised by semi-detached and detached housing at relatively low density when compared to other areas of the city.

Description

The Drakes Drum is a wet led community pub. The property sits on a 0.501 acre (0.203 ha) site with the pub building positioned to the very northern point of the site with a 20% site coverage. The development land proposed is at the very southern end of the site and comprises 0.188 acres (0.034ha) of an undulating bank rising from north to south, as well as some car parking spaces which is in excess of what the pub requires to operate successfully. The right of access through the entrance to the car park will be retained to the pub company.

Planning

Plymouth and South West Devon Joint Local Plan (adopted March 2019). The adopted Joint Local Plan (JLP) covers the administrative areas of Plymouth, South Hams District and West Devon Borough and guides development up to 2034. The site is not designated in the JLP.

It is located in proximity to an area designated for residential led mixed use development (PLY60) indicating residential development to be suitable in this area. Further, the area to the east of the site is allocated as a primary shopping area. SPT2 Sustainable linked Neighbourhoods and Sustainable Rural Communities SPT3 Provision for New Homes DEV10 Delivering High Quality Housing DEV18.6 Community Facilities PLY60 Sites allocations in Plympton and Plymstock.

The site is not subject to any statutory environmental designations, priority habitats, heritage asset or conservation area. Further there are no trees on the site with vegetation limited to hedgerows on the eastern boundary. The site benefits from good vehicle access with a clear access point already developed from Drakes Way.

An appeal decision has been recently dismissed in relation to the planning application (22/01813/FUL) for 3 units. Despite this, we still believe that the site offers development potential for residential infill.

Planning documents are available via the local planning authority website and further technical surveys upon request.

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Tenure

Freehold subject to vacant possession.

Price

Guide Price of £150,000 for conditional offers (STP).

Local Authority

Plymouth City Council. www.plymouth.gov.uk

Services

All parties to make their own enquiries to the serviceability to the land.

VAT

VAT may be applicable at the prevailing rate.

Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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