

**DEVELOPMENT SITE FOR SALE** (subject to planning)

**Higher Sherford Farm, Sherford, Plymouth PL8 2DR**



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# Higher Sherford Farm, Sherford, Plymouth, PL8 2DR

## Summary

- 3.87acres net / 1.57ha Development site (STPP)

## Location

Sherford is a housing-led development consented in 2018 and commenced in 2019, between Brixton and Plympton, on the eastern side of the City of Plymouth, near the South Hams coastline and AONB. Higher Sherford Farm is situated in the centre of the proposed new town development.

The town is being built in 4 phases by a consortium comprising Taylor Wimpey, Bovis and Linden Homes and will eventually occupy 1,200acres (486ha) incorporating 5,500 dwellings, 500 acres of community parkland, gardens, allotments and wildlife corridors, youth centre, schools and a mixture of indoor and outdoor facilities including swimming pool. Sherford will also have a town centre which has been designed with classic architecture in mind, including important community facilities such as a town hall, health and children centres.

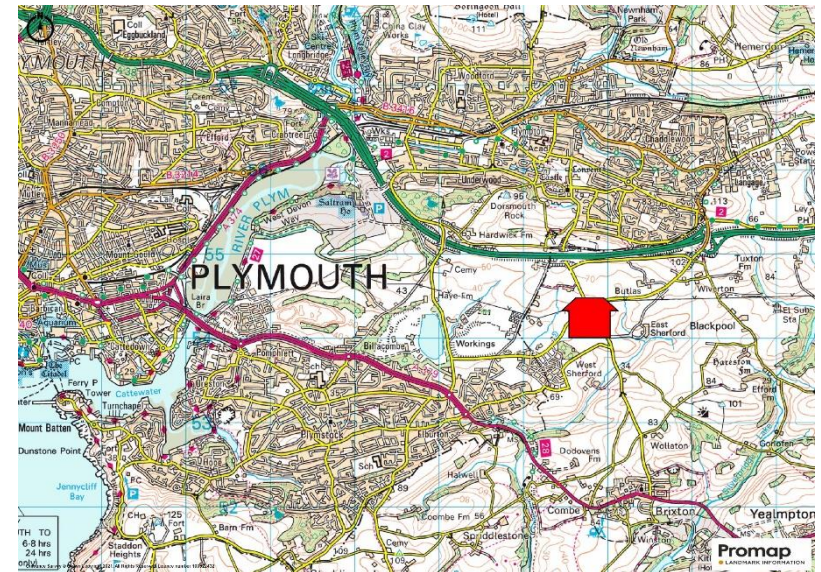
## Description

The property comprises a large farmhouse, adjoining cottage, garages and external stores with landscaped grounds including a tennis court and paddock. The freehold extent is outlined in red on the adjacent plan. The position is further marked with a red arrow on the attached Sherford Building Futures Neighbourhood Masterplan.

A new access to the site will be constructed to adoptable standard (5.5m in width to include pedestrian pavement) by the Sherford Consortium and adopted and accessed without restriction or ransom.

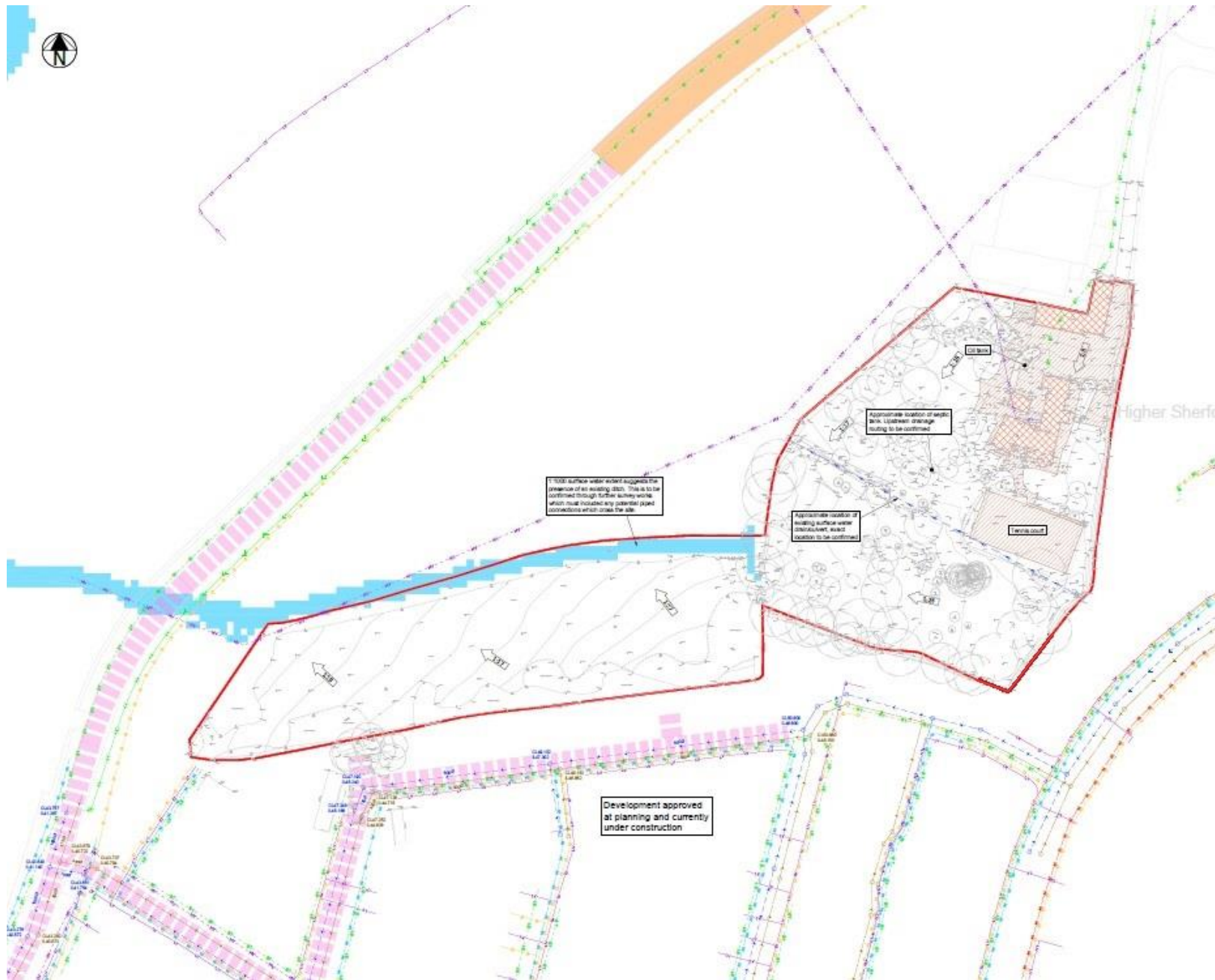
## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Farmhouse	237	2,551
Cottage	92	991
Garages	163	1,750
Total	492	5,292



**NOTE:** A small additional parcel of land has been added provided by the consortium to regularise the boundary. **ALL red line images depict approximate boundary lines. ALL plans are not to scale.**

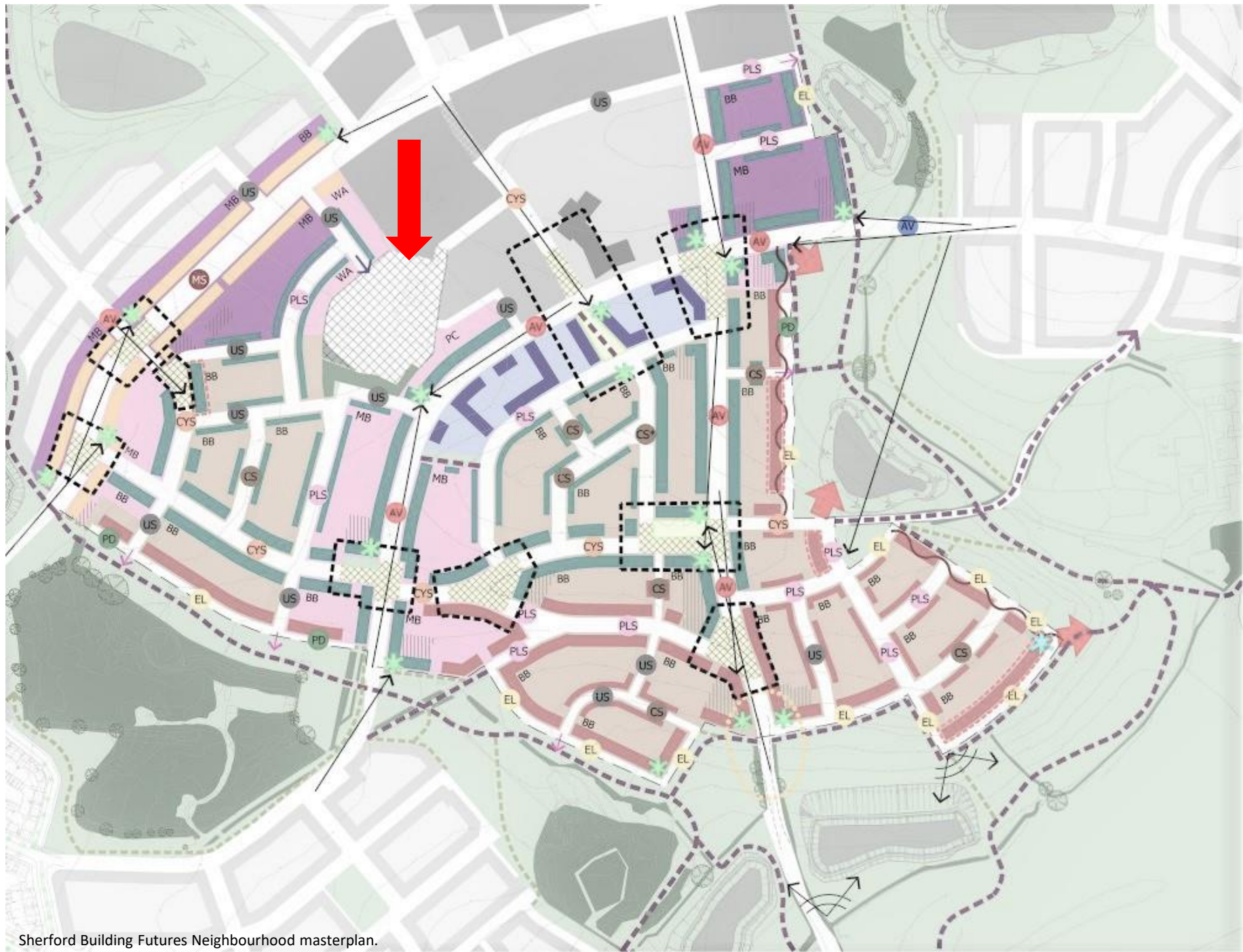
# Higher Sherford Farm, Sherford, Plymouth, PL8 2DR



Surrounding roads plan.



# Higher Sherford Farm, Sherford, Plymouth, PL8 2DR



Sherford Building Futures Neighbourhood masterplan.







## Higher Sherford Farm, Sherford, Plymouth, PL8 2DR

### Planning/Redevelopment Potential

The property is currently occupied as a dwelling house and smallholding under Class C3 use of the Use Classes Order. The farmhouse is not Listed (for historic architectural merit) and it is anticipated that it will be demolished to make way for a redevelopment scheme. The garden and paddock are green-field land.

It is anticipated that the site will be suitable for a number of other uses, including residential, hotel, care home, residential institutions and assisted living.

*S106 Agreement* - SHDC have not adopted CIL so it is anticipated a developer's obligation and financial contribution will be sought and entered into, upon grant of Planning

The local Planning Authority is South Hams District Council on 01803 861234. [www.southhams.gov.uk](http://www.southhams.gov.uk)

### Terms of Availability (subject to contract)

The property is held FREEHOLD under title no. DN202020. Offers are sought in the region of £1,750,000 as a whole or in part, with vacant possession. It is anticipated that offers will be conditional on realistic development proposals for residential or commercial use compatible with the new town.

### Data Room

A link to a share-file is available to include Topographical survey, Title, Phase 1 Ecology and habitat survey, Services and Utilities and Drainage/SUDS information.

### VAT

The property is not currently opted for the payment of VAT.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction. An abortive costs provision may need to be considered.

### Services

We are advised that mains water and electricity are supplied. Drainage is by way of a private septic tank. Mains connection rights have been reserved. Additional highway access points have been agreed with the Sherford development consortium without ransom.

### EPC

The building has been assessed for energy performance as a whole: F38.

### Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and /or responsibility or maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR2010). We recommend you obtain advice from a specialist source.

### Further Information / Viewing

To arrange inspection and for further information, please contact either:

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