

FOR SALE

0.29 acre development plot

Guide £125,000

Redevelopment/change of use potential

Town Centre Location

Close to A30

 Philips Rogers
Commercial

5 Exeter Street, Launceston, Cornwall, PL15 9EQ

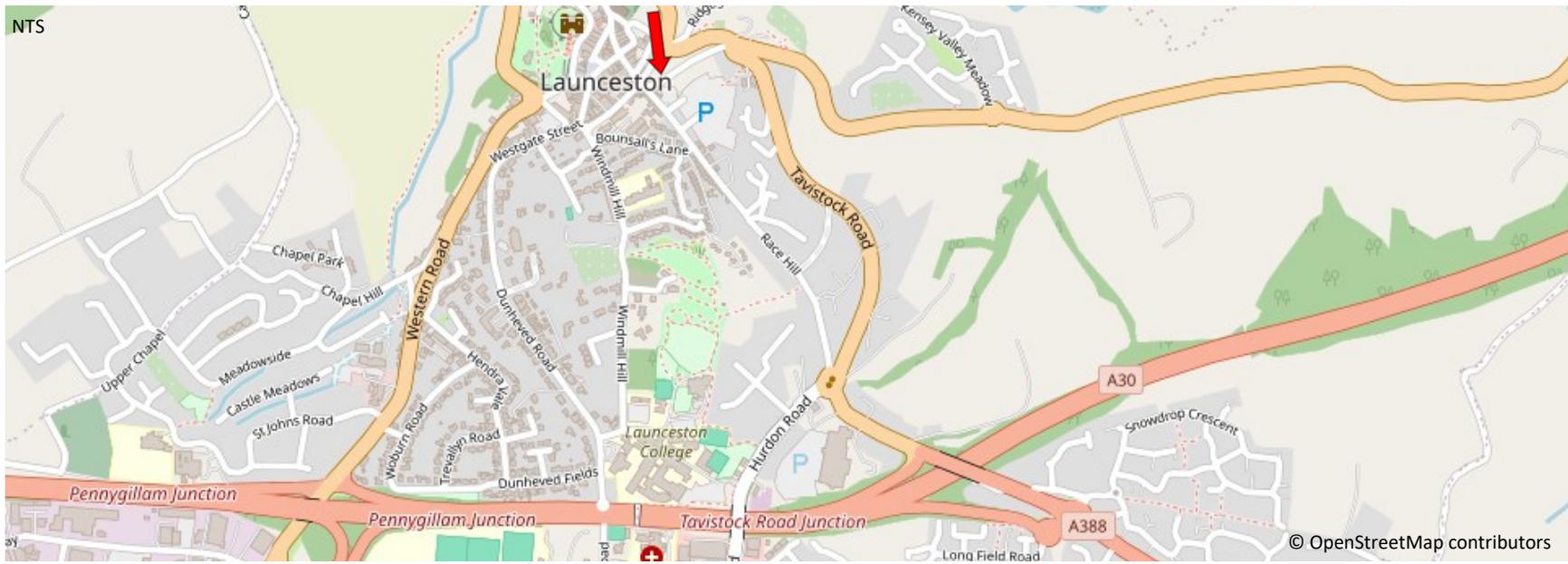
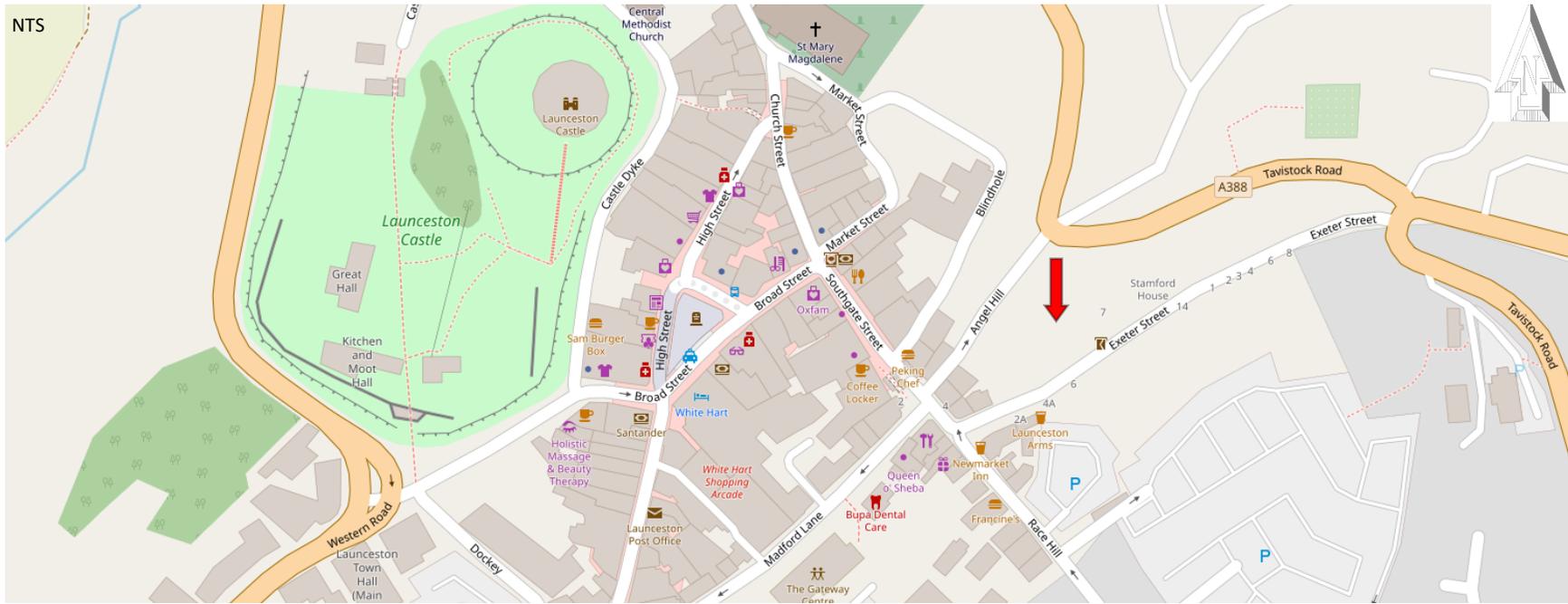
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Location

Located centrally in the historic north Cornish town of Launceston, the site sits opposite the Launceston Health Hub and is near a number of local, regional and national retail premises, service providers and residential properties. The town square is easily accessible (approximately 200 meters from the site) and the A30 dual carriageway can be joined in either direction approximately a mile away. Exeter, Plymouth and Truro are under an hour away by car.

Description

The land is enclosed by timber construction site hoarding and was the former location of a now demolished motor garage and car workshop. The steeply sloping site of approximately 0.29 acres adjoins Exeter Street to the south at the higher level and Angel Hill to the north at the lower level of the plot. The site is vacant and cleared ready for development. The plot could be suitable for various uses (subject to obtaining planning consent).



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Services

The site is understood to be cleared of services and former connections have been taken back to at least the site boundaries on Exeter Street and Angel Hill. Prospective buyers will need to make their own enquires concerning new connections for water, electricity, gas, drainage and telephony.

Amenities

Launceston boasts the following [amenities and nearby services](#):

Numerous independent shops and national chains, sports pitches and a leisure centre, primary, secondary and six form educational facilities and quality local restaurants and pubs. Pennygillam Industrial Estate is under half a mile away and is home to a wide variety of local, national and international businesses who have chosen to locate to north Cornwall for economic and lifestyle advantages.

North Cornish beaches from 17 miles by road (Crackington Beach), Railway services are available at Okehampton railway station (19 miles by road) and Exeter airport services international and domestic flights (49 miles by road). The A30 dual carriageway can be joined approximately 1 mile by road and the A39 Atlantic Highway (14 miles by road) All distances are approximate.



Site

The site was formerly used as a garage and workshop for a car dealership, which included underground fuel tanks. The former buildings were demolished and removed from the site during 2020.

The land slopes steeply from Exeter Street down to Angel Hill which enables spectacular views over the surrounding countryside from the higher levels of the land just off Exeter Street.

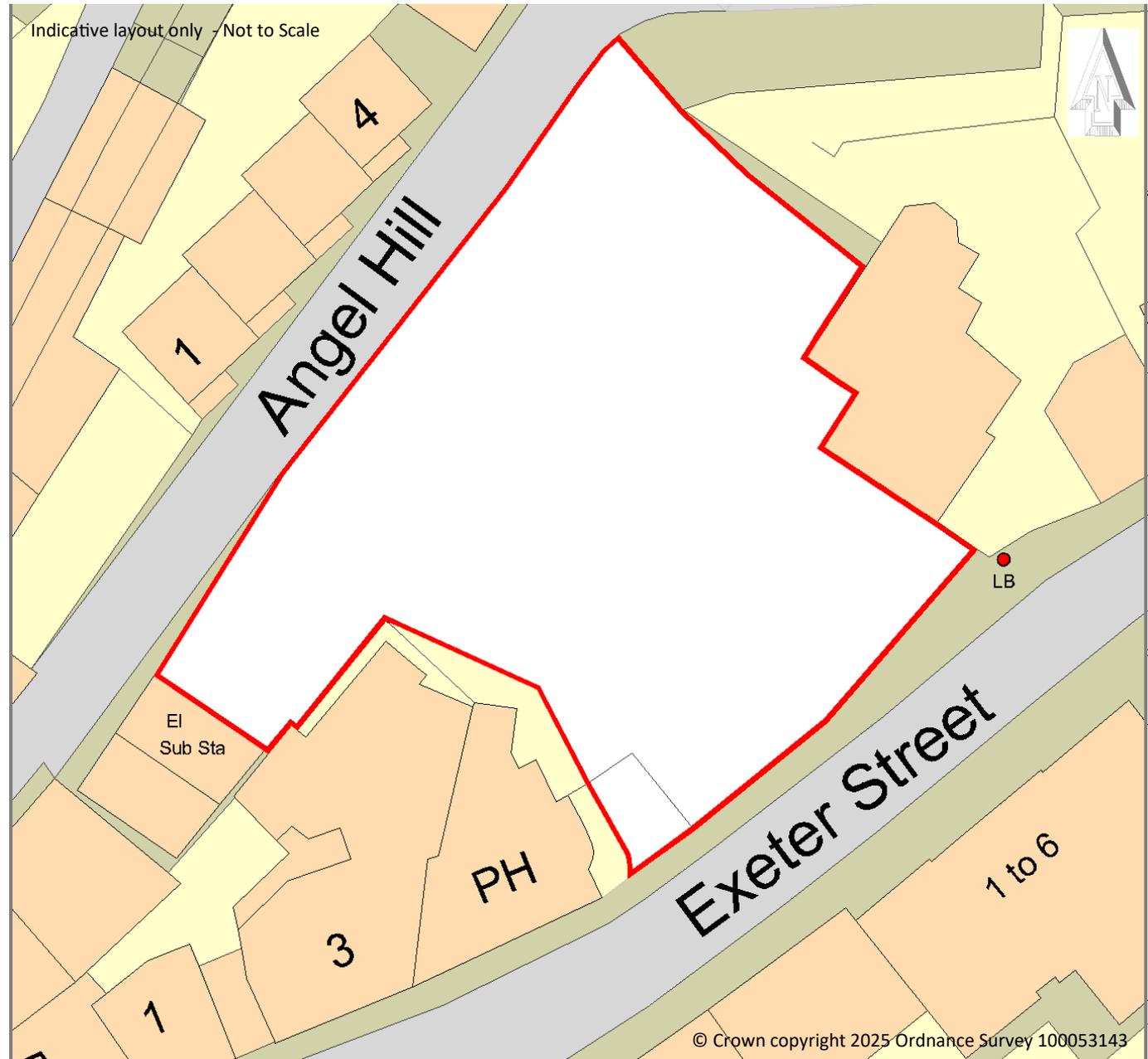
The Seller has commissioned a treatment programme concerning Japanese Knotweed growing on the site.

The site has the potential to be developed from both roads to maximise the site area.

Sizes

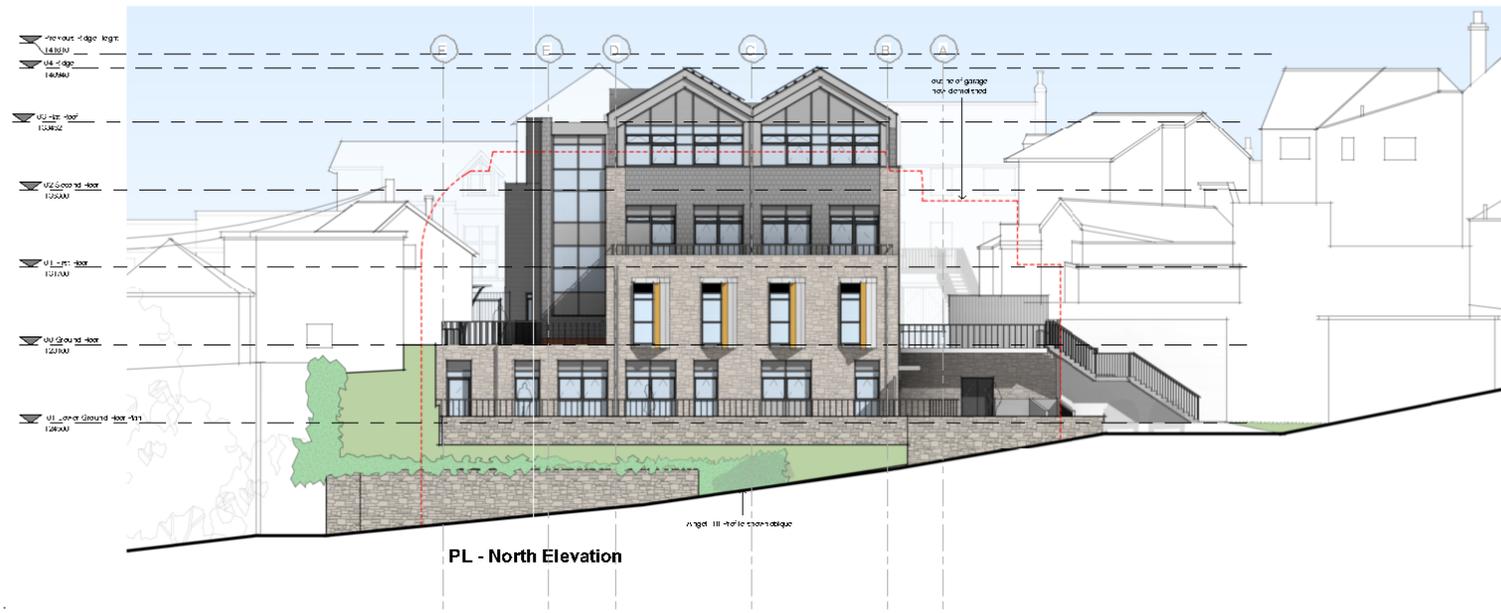
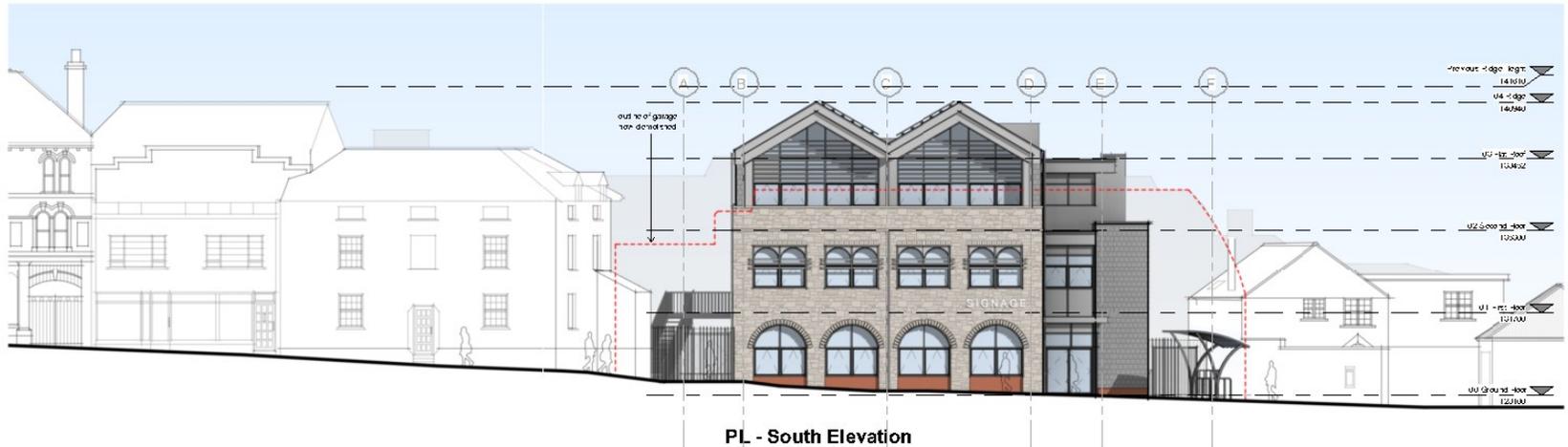
Approximate Area Measured	Square Metres	Square Feet	Acres
Site Area	1,171.42	12,610	0.29

Note: Areas are approximate and are measured and stated in accordance with RICS guidance note "RICS code of measuring practice 6th Edition, May 2015". The site area is measured and shown using Ordnance Survey mapping data and is subject to the accuracy limitations and tolerances of the Ordnance Survey mapping. The area is approximately as indicated on the Land Registry Title, which shows "general boundaries" conventions as defined under sections 60(1) & 60(2) of the Land Registration Act 2002. Prospective purchasers should make their own investigations concerning boundary positions and the site area as required.



Planning

The property was granted planning consent on the 14th of April 2022 for a new public building under application number PA21/10828 (now expired). The planning documents and history for the site can be viewed by clicking this link to the [Cornwall Council Online Planning Register](#). Various design drawings and site specific specialist reports are available to view online. The elevations opposite provide an idea of the scale of development that might be possible on the site. The Seller decided not to proceed with the proposed development owing to alternative suitable premises becoming available in the town square prior to this development commencing. The site could be suitable for residential, commercial or a mixed use scheme subject to obtaining appropriate planning consents. Prospective purchasers should make investigations through their legal and professional advisors concerning planning uses.



Design drawings are © of Poynton Bradbury Wynter Cole Architects Ltd.

Legal Costs

Each party will be responsible for their own legal costs.

Environmental

The site is situated in the Launceston Conservation Area.

There is Japanese Knotweed growing on the site and the Seller has commissioned a treatment programme to control the growth. Further details are available upon request.

The site might have a risk of contamination concerning its former use as a garage and workshop which included underground fuel tanks. Further details are available upon request.

Prospective buyers should undertake further investigations through their professional advisers concerning any environmental risks and potential remedial actions required.

Price Guide

Offers in the region of £125,000 are sought for the unconditional sale of the freehold interest.

The property will be sold with vacant possession.

Business Rates

The property is not understood to be listed for business rates.

VAT

The property is not understood to be elected for VAT.

Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on: **01208 812 812**

Brochure Dated 23.03.26

