

FOR SALE



29-31 STUART ROAD | PLYMOUTH | PL3 4EB

- ❑ SECURE CAR PARK / STORAGE YARD
- ❑ GOOD CENTRAL LOCATION CLOSE TO PLYMOUTH STATION AND VICTORIA PARK
- ❑ EXCITING REDEVELOPMENT OPPORTUNITY

29-31 Stuart Road

- Existing surfaced and secure parking compound
- Redevelopment opportunity
- Split level site totalling 0.41 hectares (1.01 acres)
- Close to Plymouth Railway Station, the City Centre and Victoria Park
- Suitable for commercial and residential uses (subject to planning)



The Property

The property comprises a surfaced, drained, lit and secure car park on two levels providing capacity for circa 100 vehicles accessed from Stuart Road to which the site has an extensive frontage. An active railway viaduct with multiple piers spans the site from east to west and separates the front part of the site from the rear, with the latter approximately one metre lower accessed via two ramps located between piers in the centre and west of the site.

The total site area is 0.41 hectares (1.01 acres). The property is situated in a mainly residential area with adjoining land uses including terraced housing and shops to the east; detached housing on the opposite north side of Stuart Road; and, a public park and bowling green to the south. Part of the south-western boundary is marked by the remnant piers of an inactive second viaduct with the overhead railway removed and replaced with a large steel sculpture known as 'Moor' installed in 1990.

The property is vacant and suitable for continued use as a car park, or as a secure storage yard or otherwise for redevelopment for a variety of uses subject to planning consent being obtained.



Plymouth Britain's Ocean City

The historic maritime city of Plymouth is the second largest conurbation in the south west of England (after Bristol) in terms of both employment and population with a district population of 261,000 and a travel to work area population of 359,000.

The city is located on the south Devon coast on the border with Cornwall, 45 miles to the south west of Exeter. Principal road access to the city is via the A38 Devon Expressway which links with the national motorway network via the M5 at Exeter. National and regional rail services are available at Plymouth's Central Railway Station with a high speed service of just over 3 hours to London Paddington.

Plymouth's Gross Value Added is £4.5 billion with 7,250 businesses, 105,000 jobs, 5.5 million visitors and a tourism value of £337 million.



29-31 Stuart Road

Planning and Technical

The property was previously in use as a car park. There are no planning designations affecting the property and the site is not specifically allocated in the Local Development Framework.

Plymouth City Council is working jointly with South Hams District Council and West Devon Borough Council on a new Plymouth and South West Devon Joint Local Plan which will be finalised and adopted later this year. The site is allocated for residential development in the emerging Joint Local Plan. The agents consider there is scope to include a proportion of retail or commercial use as part of any mixed use scheme. The site also has development potential for food retail, commercial and catering uses, including public house, subject to planning.

A Phase 1 Geo-Environmental Assessment has been prepared for the site and a Phase 2 Assessment is underway. A comprehensive information pack is available on request.

Tenure

Freehold. The title is subject to rights reserved for the repair and maintenance of the piers to the viaducts that pass over the land.

Method of Sale

Offers are invited for the freehold interest with full vacant possession.

Rateable Value

The property is described in the 2017 Rating List as 'Royal Mail car park' with a rateable value (RV) of £34,500. The current UBR is 47.9p and business rates payable in 2017/18 are £16,525.50.

Services

We understand that all main services are available to the property from the public highway although not necessarily connected. There is an adopted public sewer within the boundary of the property.

VAT

There is no VAT election in respect of the property.

Viewings

The property is to be viewed strictly by appointment with the selling agents.

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