

FOR SALE



MIXED USE DEVELOPMENT OPPORTUNITY
UP TO 240 DWELLINGS AND 2,500 SQ M FOOD STORE

NORTHERN FRINGE - TORPOINT, PL11 2TQ

LOCATION

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Torpoint is a welcoming coastal town situated in southeast Cornwall, England, with a population of approximately 8,500 residents. Nestled on the western bank of the Tamar estuary, this charming town offers stunning views across the water to the city of Plymouth, which lies just 3 miles (5 km) away. Torpoint's proximity to Plymouth provides easy access to a major urban centre while maintaining its own distinct character and community feel. The town is also conveniently located about 20 miles (32 km) from Liskeard and 52 miles (82 km) from Cornwall's capital, Truro.

Torpoint is perhaps best known for its unique chain ferry service which has been in operation since 1791 and connects the town to Plymouth via a 7-minute journey time. The town is recognised for its rich naval history with many residents having connections to the nearby HMS Raleigh naval training base and Devonport dockyards. Torpoint's waterfront location, combined with its proximity to the beautiful Cornish countryside and the Rame Peninsula, known as "Cornwall's forgotten corner," makes it an ideal base for exploring the region's natural beauty and engaging in various water-based activities.

Torpoint is entering a new phase of growth and regeneration supported by strategic public investment and its proximity to the expanding HMNB Devonport. Major town-centre renewal plans - including new homes, community facilities, and improved public spaces - are already progressing with funding secured and demolition works underway. These improvements are complemented by the wider Tamar 2050 programme of planned enhancements to the Tamar Bridge & Torpoint Ferry connections between Plymouth and Cornwall.

As a key gateway to Plymouth and the South West's largest naval base, Torpoint is ideally positioned to benefit from long-term defence sector investment bringing with it new jobs, housing demand and inward investment. The town's revitalisation makes it an increasingly attractive location for high-quality residential development.



SITUATION

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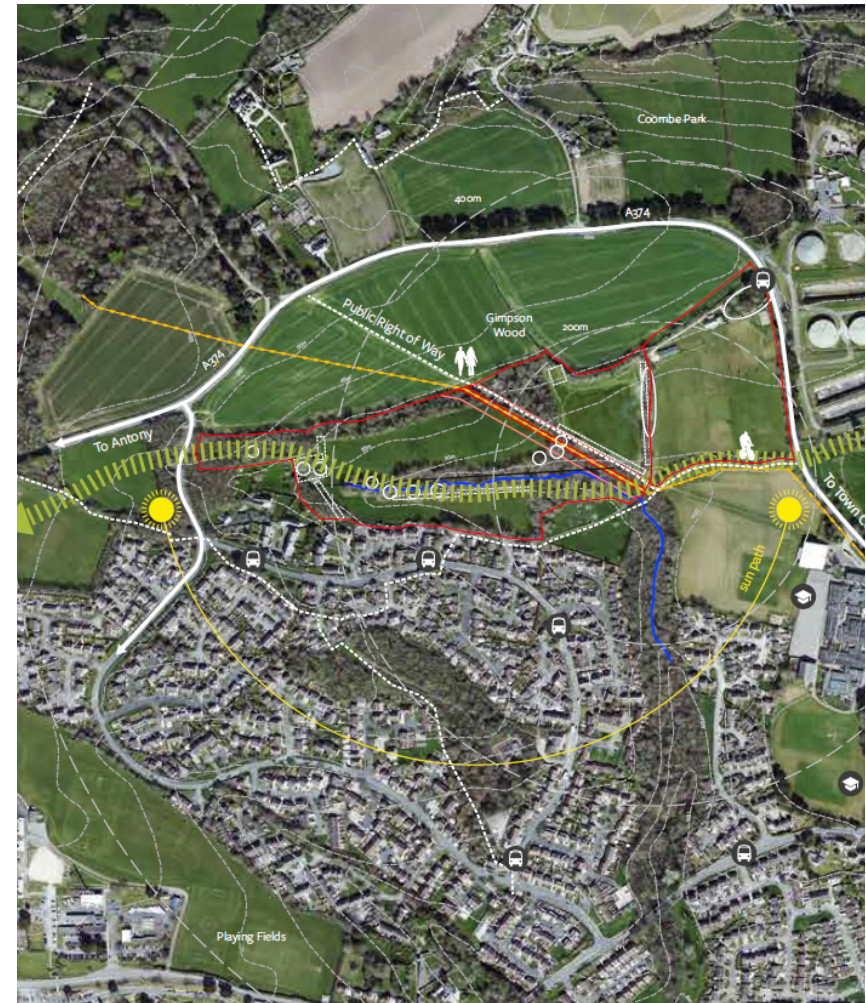


The site occupies elevated ground on the town's northern edge directly adjacent and framed by the A374 to the east, Torpoint Community College and established residential areas to the south, and open countryside forming part of the historic Antony Estate to the north and west.

The picturesque riverside village of Wilcove is a short distance to the north and HMS Raleigh – the Royal Navy's principal training base for new ratings – is a similar distance to the south. The strategically significant Thanckes Oil Depot fuel facility and adjoining public park are located opposite on the east side of the A374.

Torpoint enjoys strong transport links that connect it efficiently to Plymouth, the wider South West and national networks. The A374 runs through Torpoint providing a direct road link to the A38 at Trerulefoot – Cornwall's main east-west trunk road – and onward to the M5 at Exeter.

The ferry service operates daily and provides fast access to Plymouth city centre, HMNB Devonport, and key employment hubs. Regular bus routes connect Torpoint with Plymouth, Liskeard and other local towns offering accessible public transport for commuters and residents. Mainline rail services from Plymouth provide fast, direct connections to Exeter, Bristol, London Paddington, and beyond.



Extract from Clifton Emery's Borough Farm Pre-Application Submission
(see dataroom for full document and key)



THE OPPORTUNITY

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The Northern Fringe presents a rare opportunity to bring forward a strategically located, greenfield development site on the northern edge of Torpoint. Extending to approximately 10.98 hectares (27.14 acres) in total, the land comprises two adjoining parcels – Defiance Field and Borough Farm – which together form a coherent and well-contained site suitable for residential – led mixed use development, subject to planning.

The combined landholding is bounded to the south by established housing and public open space and to the east by the A374, which provides direct vehicular access and strong connectivity to Torpoint town centre, the Torpoint Ferry, and onward links to Plymouth and wider South East Cornwall. The site benefits from a largely unconstrained planning context, being outside of any conservation area and located entirely within Flood Zone 1, with only localised areas of surface water flood risk.

Defiance Field (circa 3.50 hectares / 8.65 acres) is owned by Cornwall Council and comprises gently sloping former playing fields previously leased to St Columba and Torpoint RFC. The club ceased operation in 2023 and has since surrendered its lease. Provisional agreement has been reached with Sport England, the RFU and Torpoint Town Council to provide replacement facilities on Antony Estate's retained land to the west, should demand exist and planning dictate there is such a requirement as a result of developing Defiance Field.

The land includes two modest buildings at the northern end – the former clubhouse and a tractor shed – and is accessed directly from the A374. The parcel is framed by a mature tree belt and has no statutory or locally listed buildings. A high-pressure gas pipeline runs from the south-west corner of Defiance Field and continues north-west through Borough Farm.

Borough Farm (circa 7.48 hectares / 18.49 acres) lies immediately to the west of Defiance Field and is owned by the Antony Estate. The land comprises three gently sloping agricultural fields, bounded by woodland and

hedgerows and currently accessed via Goad Avenue to the west and via Defiance Field to the east.

Borough Farm is enclosed by established housing to the south and community open space to the south-east, with further farmland and woodland to the north and west. Like Defiance Field, Borough Farm is also located within Flood Zone 1 and contains no designated heritage assets or designations allowing for flexibility in masterplanning.

Together, Defiance Field and Borough Farm offer a well-located and naturally integrated site capable of supporting a high-quality, comprehensively planned, landscape-led development. The site's scale, proximity to services and infrastructure and greenfield status make it ideally suited to help meet local housing needs and deliver wider place-making benefits for Torpoint.

In addition to its residential potential, the site presents a valuable opportunity to incorporate food retail and drive-thru catering/other commercial uses along the highly visible A374 frontage. This part of Torpoint is currently underserved in terms of modern roadside food and retail provision and new facilities in this location could serve passing trade, local residents, and those accessing HMS Raleigh, Torpoint Community College, and the wider area.

This mixed-use potential offers the opportunity to not only meet local housing needs but also to enhance the town's retail and service offer, creating a distinctive and well-connected new neighbourhood at the northern gateway to Torpoint.



PLANNING

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The land forms part of a proposed strategic allocation known as the Northern Fringe, identified within the emerging Torpoint Neighbourhood Development Plan (2010–2030). The Plan is at the independent examination stage, with the Examiner's Report published on 1 July 2025. The report confirms that the Plan can proceed to public referendum subject to some minor recommended modifications. The date for the referendum is awaited. Upon successful referendum the Plan would be adopted and become part of the formal Development Plan for determination of planning applications within Torpoint.

Following the Regulation 16 consultation, Torpoint Town Council, supported by Cornwall Council have chosen to modify the Northern Fringe policy requirement (TOR-SS1) to support residential development within Area A (see plan below) and commercial development within Area B as part of a sustainable community of mixed high-quality housing, public and private spaces, commercial space and supporting infrastructure and facilities including:

- Up to 240 homes within Area A
- A multi-use community building in Area A (or more likely a proportionate financial contribution in lieu)
- Convenience retail floorspace in the region of 2,500 sq m (gross) in Area B, subject to the sequential test
- Vehicle access from the A374 in the south-east corner of the development
- Suitable green separation and screening between Area A and Area B
- An appropriate site for alternative rugby provision as identified in Policy TOR3 and sufficient funds to secure like for like replacement facilities including changing rooms and clubhouse, should demand for a new rugby club in Torpoint arise over the plan period.

The draft policy requires the wider site (Defiance Fields and Borough Farm) to be brought forward in a comprehensive and coordinated manner through a binding masterplan ensuring integration of land uses, access, open space and design quality. While it recognises phased delivery may be appropriate, piecemeal applications will not be supported without a framework masterplan in place.

In line with this policy framework, pre-application advice was sought from Cornwall Council in December 2023 for the development of the Defiance Field parcel in isolation.



Cornwall Council's response confirms strong support in principle for development in accordance with the draft allocation but reinforces the requirement for a site-wide masterplan. Planning officers have made clear that isolated development of Defiance Field would not be supported in the absence of a comprehensive approach. The proposals were also welcomed by the neighbourhood planning group subject to delivery being consistent with emerging policy.

The site is subject to key planning considerations including design, ecology, access and town centre impact. In particular, a sequential test will be required to demonstrate the food store will not adversely impact the vitality of Torpoint town centre.

A full copy of the draft Neighbourhood Plan and pre-application advice letter is available in the dataroom. Prospective purchasers are advised to review these documents in detail and engage with Cornwall Council and Torpoint Town Council at an early stage to progress a compliant masterplan-led application.



INDICATIVE MASTERPLAN

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Framework Plan Borough Farm and Defiance Field, Torpoint

1. Vehicle access from A374
2. Foodstore and car parking
3. Open space to mark the entrance into the area
4. Commercial space at the entrance
5. Tree lined primary route
6. Attenuation ponds to manage surface water
7. Landscape breaks retaining existing trees
8. Existing public right of way
9. Pedestrian link to existing play area
10. Central open space
11. Wildlife route
12. Existing equipped play area
13. Possible pedestrian link to existing housing area
14. Gas pipe easement route
15. Higher density housing towards the entrance
16. Lower density housing within the woodland



240905 L 02 01 Not to scale November 2024

CliftonEmerydesign 

THANCKES OIL DEPOT

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The eastern boundary of Defiance Field lies opposite the Thanckes Oil Depot, a nationally significant fuel storage facility operated by the Oil and Pipelines Agency (OPA) on behalf of the UK Government. The OPA has confirmed the Government's intention to reinvest in and upgrade the facility which will continue to play a strategic role in national infrastructure and defence.

In recognition of the Depot's ongoing operational status and in consultation with the OPA, the sellers have agreed that the eastern edge of any future residential development on Defiance Field should be set back from the A374 to provide an appropriate buffer and safeguard the amenity of future residents.

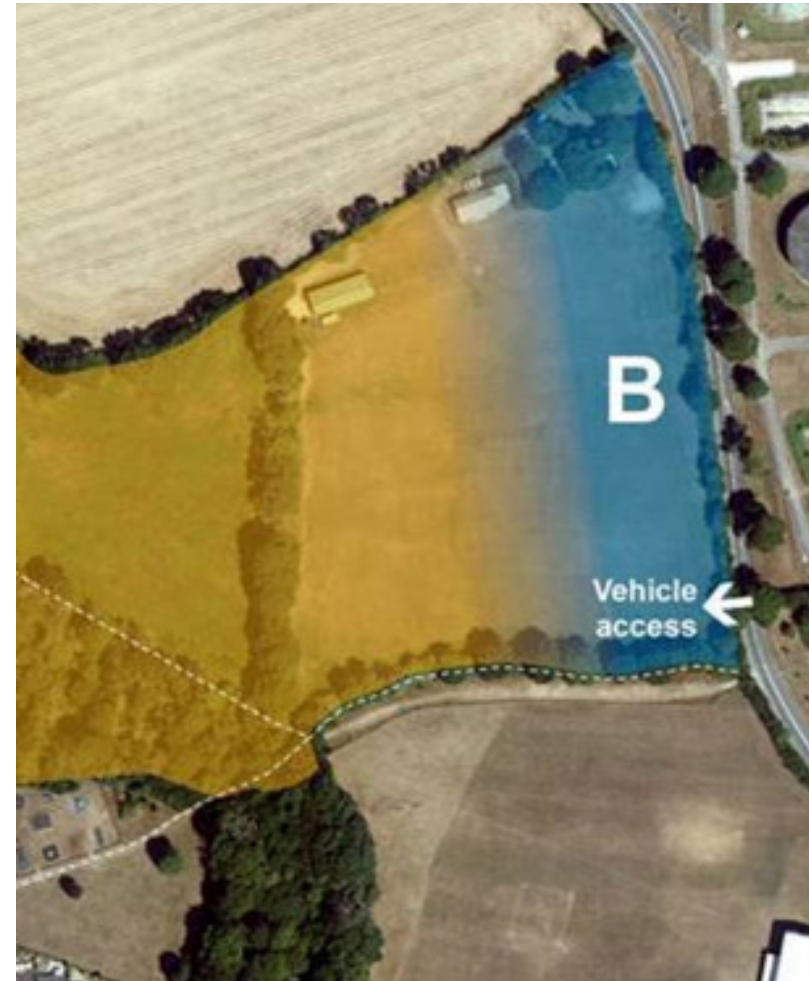
Accordingly, the proposed site layout has been carefully designed to locate commercial uses – including the proposed food store, associated customer parking and areas of public open space – along the A374 frontage. This layout ensures:

- A sensitive interface between new development and the operational depot
- Clear separation between residential areas and potential sources of noise or visual impact
- Enhanced placemaking and visibility for commercial uses

Vehicular access to the housing area is proposed via a new road within this frontage zone, integrated into the public realm and landscape strategy.

It is acknowledged that this approach may have some implications for the overall housing capacity of the Northern Fringe allocation site. However, it is considered to represent a pragmatic and policy-compliant solution that balances deliverability, design quality, and compatibility with neighbouring infrastructure.

The agreed design response reflects positive engagement with the OPA and is intended to de-risk future planning and provide clarity to prospective purchasers and stakeholders.



BIODIVERSITY NET GAIN

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The Antony Estate holds an extensive adjoining land ownership in the vicinity of the Northern Fringe allocation. This presents a valuable opportunity to explore off-site Biodiversity Net Gain (BNG) solutions to support any future development proposals. Full details of potential off-site BNG opportunities and management proposals will be made available to the successful purchaser to assist with the development of a compliant and sustainable planning application.

The Borough Farm holding includes areas of mature woodland, a watercourse and well-established hedgerows which have significant ecological value and limited potential for habitat enhancement. The Antony Estate may wish to explore whether these ecological assets should be excluded from the land sale and remain under its long-term stewardship, subject to agreed commuted sum payments to fund ongoing maintenance.

Planning policy requires the entire Northern Fringe landholding to be brought forward under a comprehensive masterplan-led planning application. Excluding these biodiversity features from the application boundary, therefore, may not be possible but the Antony Estate is willing to work with the successful purchaser to develop an integrated biodiversity strategy that retains and protects natural assets within the allocation boundary, in line with policy requirements, but secures habitat enhancement off-site.

This approach ensures a coordinated, sustainable development that balances new housing and commercial uses with long-term ecological stewardship, albeit with implications for site layout and housing capacity. The sellers will provide full details and support to assist in developing a compliant and deliverable masterplan.



FURTHER INFORMATION

TENURE

Freehold. Copies of the title documents are available for inspection in the dataroom. The land will be sold with full vacant possession. The precise boundaries of the land to be included in the sale at the western edge of Borough Farm will be agreed between the Antony Estate and the successful purchaser before contract and include sufficient land and rights to enable the purchaser to provide suitable road access to the development from Goad Avenue.

METHOD OF SALE

The wider site including both Defiance Fields and Borough Farm is being offered for sale as a whole on a subject-to-planning basis, by way of a single conditional contract. Following an initial period for expressions of interest and review of the data room, bidders will be invited to submit offers for the entire site. These must clearly disaggregate the retail/commercial components and attribute a standalone land value to the retail element, supported by appropriate appraisal assumptions and copies of third-party offers. This approach will inform an independent benchmark assessment of retail value to support the local authority's best consideration obligations and guide expectations for final bids. Shortlisted parties will then be invited to submit refined best and final offers, taking into account feedback on planning, retail valuation benchmarks, and quality expectations. A preferred purchaser will be selected on the basis of overall value, deliverability, and alignment with the joint landowners' strategic objectives. The successful bidder will enter into a single conditional contract for the full site, subject to securing a satisfactory planning permission for a residential-led, mixed-use development.

VAT

Defiance Field is not elected for VAT. An option to tax the Borough Farm development land has been made and details will be provided upon request to the successful purchaser.

DATAROOM

Access to a comprehensive dataroom including title documents, topographical, utility and preliminary ecological surveys, proposed highway layout drawings and other technical details, will be made available to interested parties upon request.



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VIEWINGS

All viewings are to be made strictly by appointment only via the marketing agents.



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The agents, for themselves and for the joint vendors of this property, whose agents they are, give notice that: 1. These particulars are provided as a general outline only and do not constitute, nor constitute part of, any offer or contract. 2. All descriptions, dimensions, site areas, references to planning status, development potential and other details are believed to be correct to the best of our knowledge at the time of publication but any prospective purchasers must satisfy themselves as to the accuracy of all information by inspection, professional advice and/or other appropriate means. 3. Any reference to planning or development potential is made in good faith for guidance purposes only and should not be relied upon as a statement that planning permission will be granted. Interested parties must make their own enquiries with the local planning authority. 4. No person in the employment of the agents, or acting on behalf of the vendors, has any authority to make or give any representation or warranty, express or implied, in relation to the property. 5. Any computer-generated images or development illustrations are indicative only and do not reflect actual layouts, boundaries or final scheme design. Photographs show only certain parts of the site as they appeared at the time they were taken. 6. The property is being offered for sale by joint vendors, one of which is a local authority. The sale will therefore be subject to the local authority's compliance with its statutory obligations including (but not limited to) the duty to obtain best consideration under Section 123 of the Local Government Act 1972 (or any successor legislation) and any applicable procurement or subsidy control requirements. 7. The vendors reserve the right not to accept any offer and to withdraw the property from the market at any time. 8. These particulars may be subject to change without notice. 9. The property is offered subject to contract and availability.