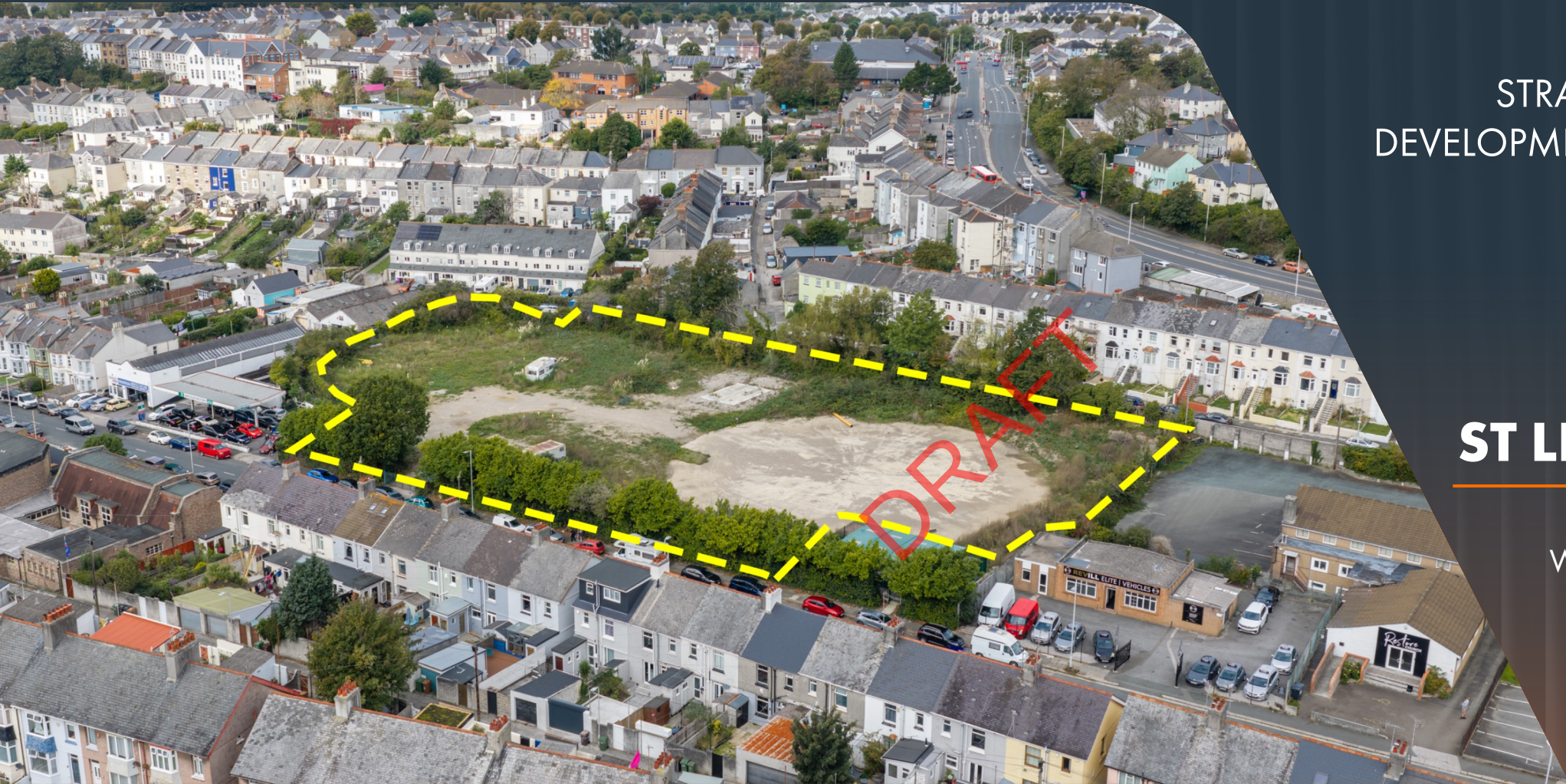




FOR SALE
STRATEGIC PLYMOUTH
DEVELOPMENT OPPORTUNITY

72
ST LEVAN ROAD

ON BEHALF OF
WALES & WEST UTILITIES

1.93 acres (0.78 hectares)

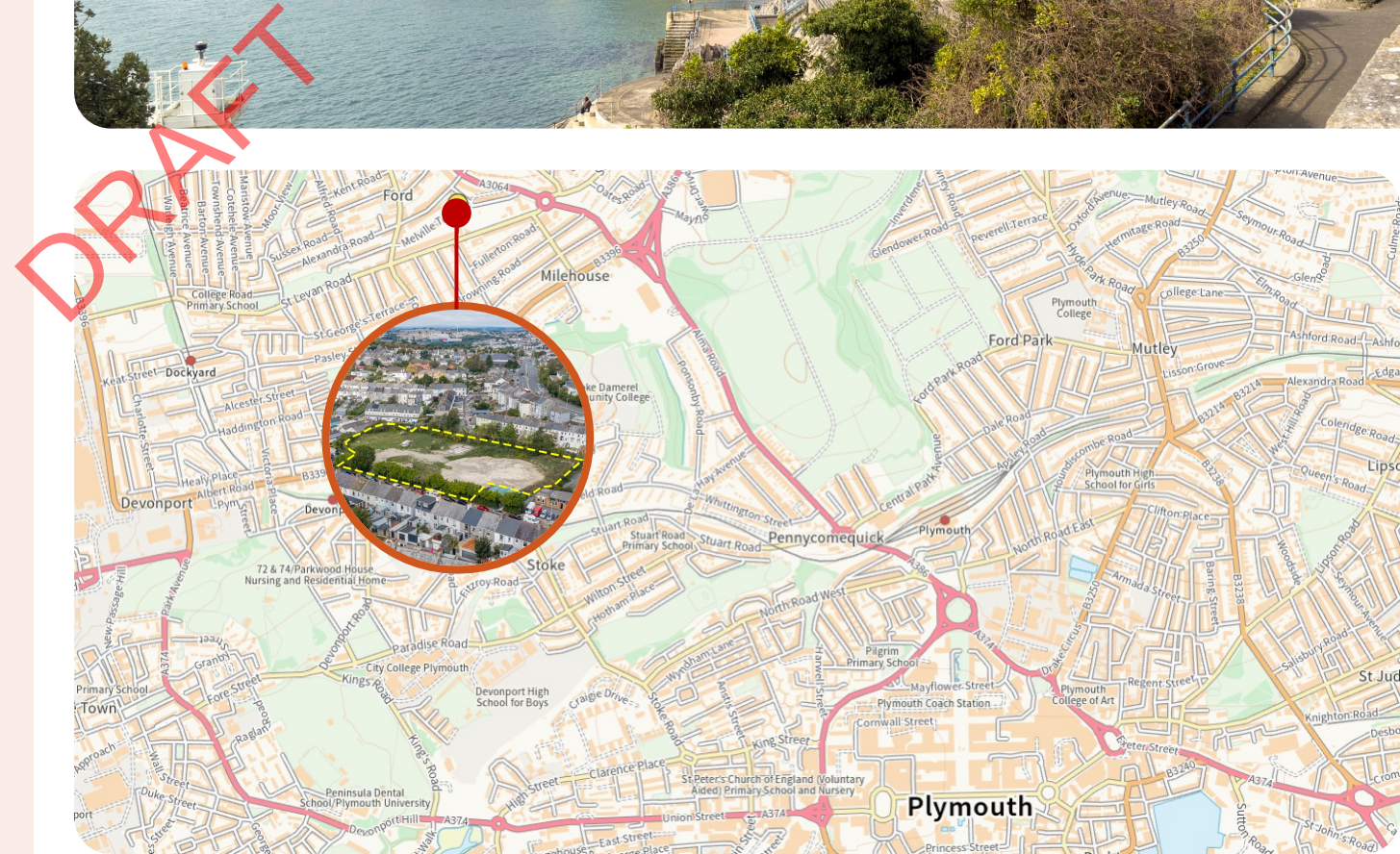
72 St Levan Road, Plymouth PL2 3AF



LOCATION

The City

- Plymouth is a distinguished historic maritime city positioned on England's stunning south coast. Perfectly located just 58 km (36 miles) southwest of Exeter and commanding spectacular views across Plymouth Sound, the city offers an exceptional blend of coastal living, urban amenities, and rich naval heritage.
- As Devon's largest city and a principal economic centre for the southwest region, Plymouth serves as a vital commercial and cultural hub. With a population of 266,862 (Census 2021), the city maintains a strong community identity whilst providing comprehensive services and facilities expected of a major regional centre.
- The city's maritime heritage, dating back centuries as Britain's Ocean City, continues to shape its character and attract visitors year-round, contributing to a diverse local economy. Plymouth's deep connection to naval history is evident throughout, from the iconic Royal Citadel and historic Barbican harbour to the National Marine Aquarium and Mayflower Steps, commemorating the Pilgrim Fathers' departure in 1620.
- Plymouth benefits from an expanding and diverse catchment area, with residents enjoying outstanding coastal lifestyle, excellent educational institutions including the University of Plymouth, and strong employment opportunities across marine, defence, and technology sectors. The surrounding South Devon and Cornwall countryside provides spectacular natural beauty, whilst Dartmoor National Park and the South West Coast Path offer world-class outdoor recreation within easy reach.
- The city has embraced ambitious regeneration and urban development, with transformative projects including The Barcode waterfront development, the new Freeport status, and comprehensive city centre enhancement schemes. Plymouth's commitment to combining its proud maritime heritage with progressive, sustainable development has strengthened its position as both a destination city and an increasingly attractive place to live, work, and invest, creating a dynamic blend of history and innovation.



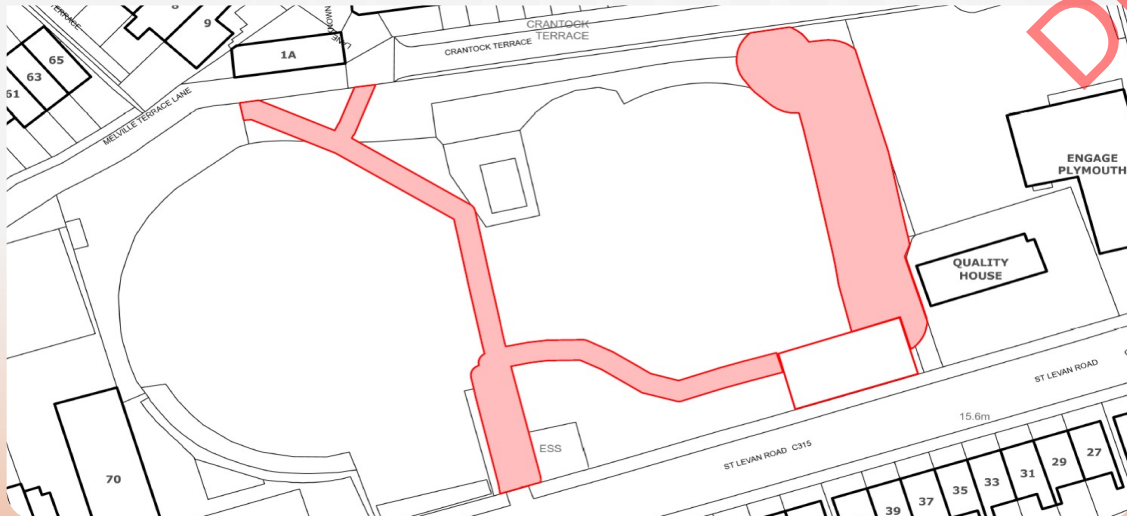
SITUATION

- The site is situated approximately 1.3 miles to the north west of Plymouth city centre within the Ford neighbourhood. The predominately Victorian-built neighbourhood stretches from Pasley Street and Browning Road toward Wolsey Road, along Henderson Place, Moor View, and up to St Levan's Park.
- The site benefits from strong road communications, with direct access to the A386 Outland Road, one of Plymouth's primary arterial routes connecting the northern suburbs to the city centre and onward to the A38 Devon Expressway. This major trunk road provides swift connections to Exeter (approximately 40 miles), the M5 motorway network, and Cornwall to the west, positioning the location ideally for regional and national distribution.
- Plymouth Railway Station, located approximately 2 miles to the south in the city centre, offers regular mainline services to London Paddington (approximately 3 hours 30 minutes), Bristol, Birmingham, and destinations across the southwest. Cross Country services provide direct connections to major cities including Manchester, Edinburgh, and Scotland, whilst Great Western Railway operates frequent services throughout Devon and Cornwall.
- The site enjoys excellent proximity to local amenities, with Central Park, one of Plymouth's largest green spaces, positioned approximately 0.5 miles to the east. Home Park Stadium sits approximately 1.5 miles to the southwest, whilst the Milehouse Park and Ride facility, located approximately 1 mile away, provides sustainable transport links into the city centre. Derriford District Shopping Centre and Derriford Hospital, major retail and employment destinations, are situated approximately 2 miles to the north.
- The combination of strong transport links, proximity to key city amenities, and access to Plymouth's expanding northern corridor creates a well-connected location with significant appeal for redevelopment.



THE PROPERTY

- The site extends to approximately 1.93 acres (0.78 hectares) and comprises a former gasholder site, previously occupied by Wales & West Utilities with two gasholders. The gasholder on the western side of the site was below ground, whilst the gasholder on the eastern side was above ground. An electrical substation is positioned to the southern boundary of the site adjacent to the existing vehicular entrance off St Levan Road.
- The gasholders were decommissioned and removed in/around 2012 and now ground cover is a mix of gravel/stone chippings and exposed soils with light vegetation. The concrete basal slab of the former above ground gasholder is present on the eastern side of the site. Ground cover across the footprint of the infilled gasholder comprises a gravel layer with areas of exposed soils including fragments of brick/concrete.
- The site will be sold subject to the easement plan below, which is based on the existing gas infrastructure layout. Vehicular access will also be required to the newly built gas governor kiosk within the retained, rectangular-shaped land in the south-east corner



Planning

- The site is allocated in the Plymouth and South West Devon Joint Local Plan 2014-2034 under reference PLY58 for housing, with an estimated housing provision of 57 homes. Alternative uses may also be suitable for the site subject to obtaining the necessary planning consents from Plymouth City Council, the local planning authority.
- The site lies within Flood Zone 1, indicating low probability of flooding from rivers and the sea.
- Further information including the active gas infrastructure plan and non-technical summary can be downloaded from our hosted Dataroom. Please contact the marketing agents to request access.

FURTHER INFORMATION



Tenure

The property is offered freehold with vacant possession.



Process

Offers are invited on both an unconditional and conditional (subject to planning) basis.



VAT

The property is elected for VAT.



Dataroom

A comprehensive Dataroom can be accessed upon request.



Viewings

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

CONTACTS

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DRAFT



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