

Consented  
development  
opportunity



# Pounds House, 127 Old Ferry Road, Saltash, Cornwall, PL12 6DH

## Key highlights

- Outline consent for up to 6 dwellings. Options include retaining existing dwelling and building an additional 4 houses or the complete redevelopment of the site to deliver 6 houses.
- Well positioned for easy access to Saltash and its extensive range of local amenities.
- Situated on an elevated plot, the new development will boast fantastic views towards the Tamar Estuary.
- Available to be purchased unconditionally with vacant possession upon completion.

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## Site overview

The property has the benefit of an outline planning consent to enable up to 6 dwellings with the options including the retention of the existing dwelling and creation of 4 new houses or the demolition of the existing property and creation of 6 new houses. Situated on an elevated plot, the new homes will benefit from views across the Tamar estuary.

## Location

The development is located in a quiet residential area of Saltash, and within 0.5 miles from the local shops and amenities. With the Waitrose supermarket just a 5 minute drive located off the A38. Plymouth city centre and the popular Barbican area can be easily accessed within 20 minutes.

## Planning Status

The site has the benefit of an outline planning consent and information relating to the consent can be found on the Cornwall Council website. Planning reference: **PA21/03568**

## Technical information

Please follow this link to the Data Vault for more information including planning documents and technical information.



## Method of sale

Offers are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken a full analysis of the property and the planning conditions.

Guide Price: £700,000

## Viewing arrangements

Viewings are strictly by appointment. To arrange an appointment please contact a member of our team.

## what3words

Join.worldwide.fury

## Timings

The method of disposal is by unconditional sale and therefore the vendors are open to offers outside of an informal tender process.

As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. Within any written offer, can you please outline your proposals with timings.



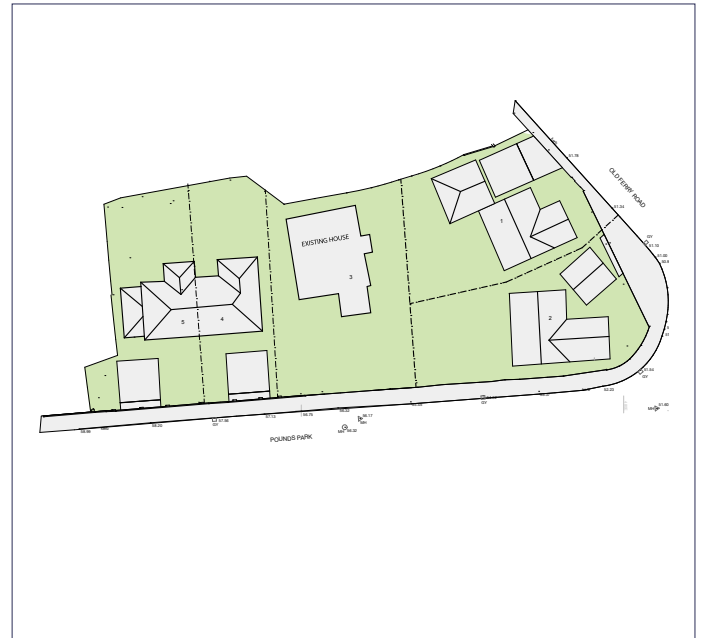
Aerial



Site plan



Indicative site plan - option 1



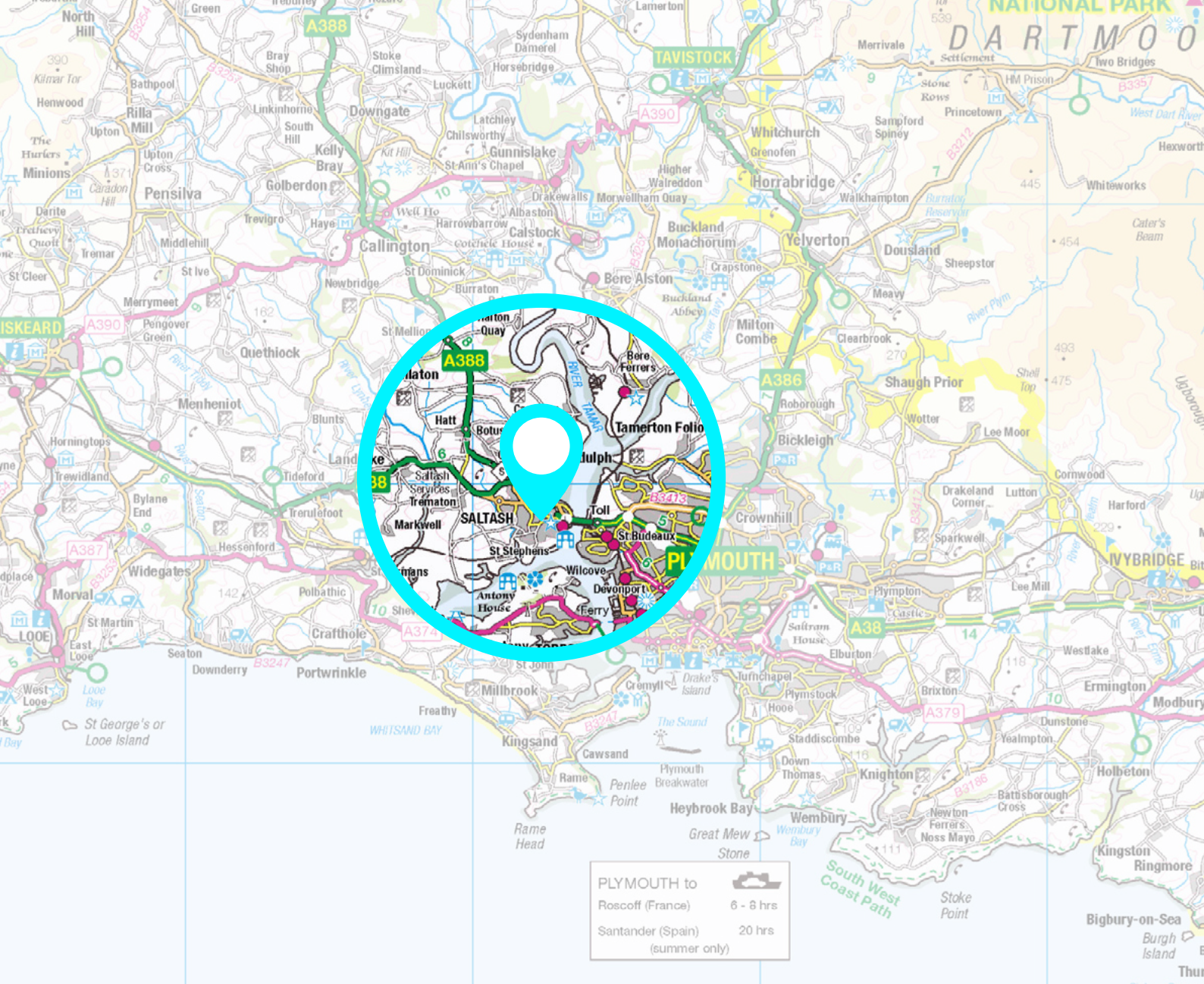
Indicative site plan - option 2



Current front of site



View towards Tamar Bridge



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For further information or to arrange a site visit, please get in touch today:



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