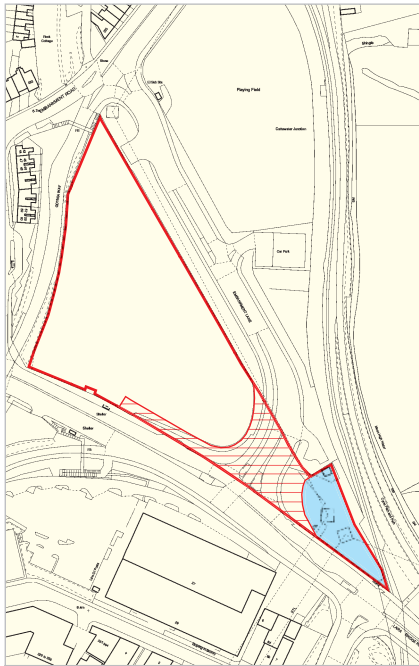


Plymouth
Former Western
National Bus Depot
Laura Bridge Road
Devon
PL4 9LR

- **Freehold Development Site**
- Comprises a site of 1.52 hectares (3.78 acres)
- Potential for leisure and retail development (subject to consent)
- Highly prominent location

Vacant Possession



Tenure
Freehold.

Location
Plymouth is a major regional commercial centre and port having a population of some 245,000. In addition to its maritime links, the city is served by the A38 (Devon Expressway) providing direct links to Cornwall to the west and Exeter and the M5 Motorway to the east. The property is situated a mile east of the city centre, with good prominence to the A379 Laura Bridge Road and the A374 Embankment Lane arterial routes. Occupiers close by include Go Outdoors and Carpetright.

Description
The property comprises a triangular, cleared site bordered by the A374 to the west and the A379 to the south. An established point of access is from Embankment Lane, which links to the arterial route to the east side of the site. The lot might include the land shown hatched red which is subject to a compulsory purchase order, and the land coloured blue, which might be acquired by the council at the same time. No value is to be apportioned to the red or blue land and if the council does not take a transfer of the red and/or blue land prior to auction, this lot will include the legal title to this land with a view to it being transferred to the council at a later date. The site has formerly been used as a bus depot.

The site comprises 1.52 hectares (3.78 acres) in total.

Planning
The site has been redundant for some 17 years and benefitted from a conditional consent for the erection of 6 non food retail units and a fast food outlet. The reference number is 99/00865/FUL and was granted in 25th January 2000. The planning history can be found at www.plymouth.gov.uk.

Tenancy
Subject to the electricity pylons on the southern part of the land, the site is to be offered with VACANT POSSESSION.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate
We are advised an EPC is not required.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor P Andrews Esq, Trowers & Hamlins LLP. Tel: 0207 423 8182 e-mail: pandrews@trowers.com
Joint Auctioneer M Cope Esq, Harvey Spackfield. Tel: 0207 629 9663 e-mail: cope@harveyspackfield.co.uk
Joint Auctioneer S Lobb Esq, Hartnell Taylor Cook. Tel: 01752 675716 e-mail: stephen.lobb@htcplymouth.com

