Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

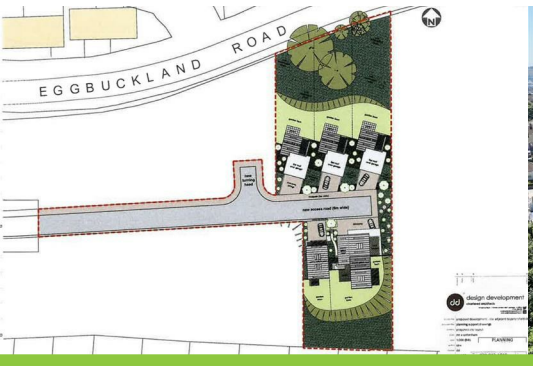


Land for Sale Petersfield Close

Higher Compton, Plymouth, PL3 6QP

£350,000

GUIDE PRICE £350,000 - £375,000. An outstanding opportunity to acquire a prime residential development site with planning permission granted for four contemporary, architect-designed detached homes, each offering 4 bedrooms, a private garage, driveway, and generous gardens.







LAND FOR SALE

GUIDE PRICE £350,000 - £375,000

PETERSFIELD CLOSE, PLYMOUTH, PL3 6QP

SITE

Exceptional Residential Development Opportunity

An outstanding opportunity to acquire a prime residential development site with planning permission granted for 4 contemporary, architect-designed detached homes, each offering 4 bedrooms, a private garage, driveway & generous gardens.

CGI imagery is available to illustrate the approved designs & showcase the high-quality appearance of the proposed development.

The site also benefits from an extant planning permission for 6 3-bedroom semi-detached houses. The seller advises that this previous consent remains extant & importantly, does not require payment of the Community Infrastructure Levy (CIL), presenting potential cost savings for developers.

Occupying an attractive position within a popular & well-established residential area, the site enjoys a pleasant setting bordered by woodland to 1 side & open fields to the other, creating an appealing environment for future homeowners.

The seller further advises that all main services have been installed within the site, adopted drainage runs through the development & all trees have been removed. The site is not subject to any Tree Preservation Orders (TPOs).

Planning permission was granted on appeal on 9 January 2025 under Appeal Reference APP/N1160/W/23/3335046, relating to Plymouth City Council Planning Application 22/00651/FUL. Full planning documentation is available to view via the Plymouth City Council Planning Portal.

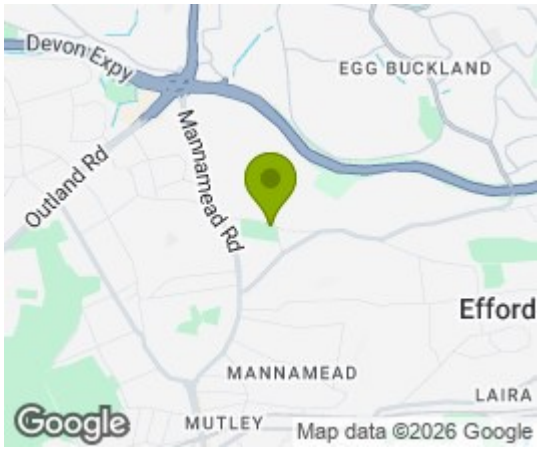
This is a rare opportunity for developers, investors or housebuilders seeking a well-located site with significant development potential and flexibility.

LOCATION

The site is accessed via Petersfield Close, situated within the well-established residential area of Compton. The location offers an excellent range of local amenities, including nearby schools, convenience stores, mini supermarkets, a fuel station, churches & regular bus services.

There is easy access to Plymouth's city centre, the A38 Devon Expressway, Derriford Hospital, major business parks & the wider regional road network, making this a highly desirable location for future residential development.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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