



For Sale

Loughtor Mill Complex, Newnham, Plympton, Plymouth PL7 5BN

Viewing by prior appointment with
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Residential development opportunity set
within woodland and including land with
river frontage

Planning permission for conversion of
former mill to 5 residential dwellings

Semi-rural location close to Colebrook
Village on the eastern edge of Plympton

Guide Price £350,000 to £400,000

Location & Description

The property is located on the edge of the Newnham Estate close to Colebrook Village which is an historic part of Plympton forming a popular and well regarded residential suburb of Plymouth which lies approximately 4 miles to the west. Colebrook has a range of local facilities including post office, pub and convenience/local shops and good public transport links. Plympton's shopping centre at the Ridgeway is within 1 mile as are Hele and Ridgeway comprehensive schools.

The property comprises two former mill buildings of solid stone construction under natural slate roofs. The main, part 3 and part 2 storey mill building fronts the old B3417 and the second 2 storey building sits behind this on elevated ground. The property sits within its own grounds adjacent to Loughtor Mill House which is being sold separately. Planning permission has been obtained and implemented for the conversion of the main mill building to 3 self-contained apartments and the conversion of the rear mill building to 2 houses. The grounds include an area for car parking together with amenity/garden space fronting Tory Brook.

The access to the parking area will be over a private driveway which will include rights of access for Loughtor Mill House.

The proposed boundaries of the property are shown for indicative purposes only edged red on the attached ProMap plan. The proposed boundaries for the adjoining Loughtor Mill House are shown edged blue. These are to be confirmed on site prior to the completion of any sale.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

The proposed development will provide the following accommodation measured on a gross internal area basis from the approved planning drawings;

Lower Mill Building

Unit 1 – Ground Floor	125.4 sq m
Unit 2 – First Floor Apartment	125.4 sq m
Unit 3 – Second Floor Apartment	115.5 sq m

Upper Mill Building

Unit 4 – North House	108.8 sq m
Unit 5 – South House	135.0 sq m

Planning

Planning permission has been granted (app no. 4079/16/FUL) by South Hams District Council for the "repair and conversion of former mill buildings to form 5 residential units. A material commencement of the development has been recorded. Interested parties can view the planning permission and associated documents at: <http://apps.southhams.gov.uk/PlanningSearchMVC/Home>



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

Other Information

The following information is available via a secure link to our website the access code for which is available on request

- Planning Decision Notice
- Approved planning drawings
- Proposed site plan
- Heritage Statement
- Ecology Report
- Drainage Drawings
- Notice of Material Commencement
- Structural Building Appraisal
- Contaminated Land Survey

Proposal

It is our client's intention to dispose of the freehold interest by private treaty in both the Loughtor Mill Complex and Loughtor Mill House which is being separately marketed. The two lots are available either in isolation or as a whole.

Guide Price

For the Loughtor Mill Complex, the guide price is £350,000 to £400,000

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Further Information

From the sole selling agents, Stratton Creber Commercial.

Other: Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 13258



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