



# Mowhay Road Plymouth PL5 2AD

Offers In The Region Of  
£850,000

- TEN ACRES OF LAND.
- HUGE POTENTIAL SUBJECT TO PLANNING.
- GOOD ROAD ACCESS.
- EDGE OF PLYMOUTH
- CONVENIENT TO DEVON EXPRESSWAY .
- MAY SPLIT.



Tenure - Freehold

Council Tax Band - Exempt

Floor Area - sq ft



null



nu



nu



null

### Land

This was the home of Coombe farm and there are still remains of this substantial farmhouse and outbuildings in the centre. This land has huge potential for various uses, subject to the necessary planning approvals. There could be the opportunity for commercial use, residential for a number of properties or for an individual and brand new home creating an superb small holding.

The owners are prepared to look at the possibility of splitting the land into two lots.

The boundaries of the land are clearly defined with natural hedging and mature trees and stone walling.

### Location

The lane has access off the St Budeaux bypass, and the nearest area of land is set just a few meters back from this bypass with wide visibility display leading into the road side access into the land.

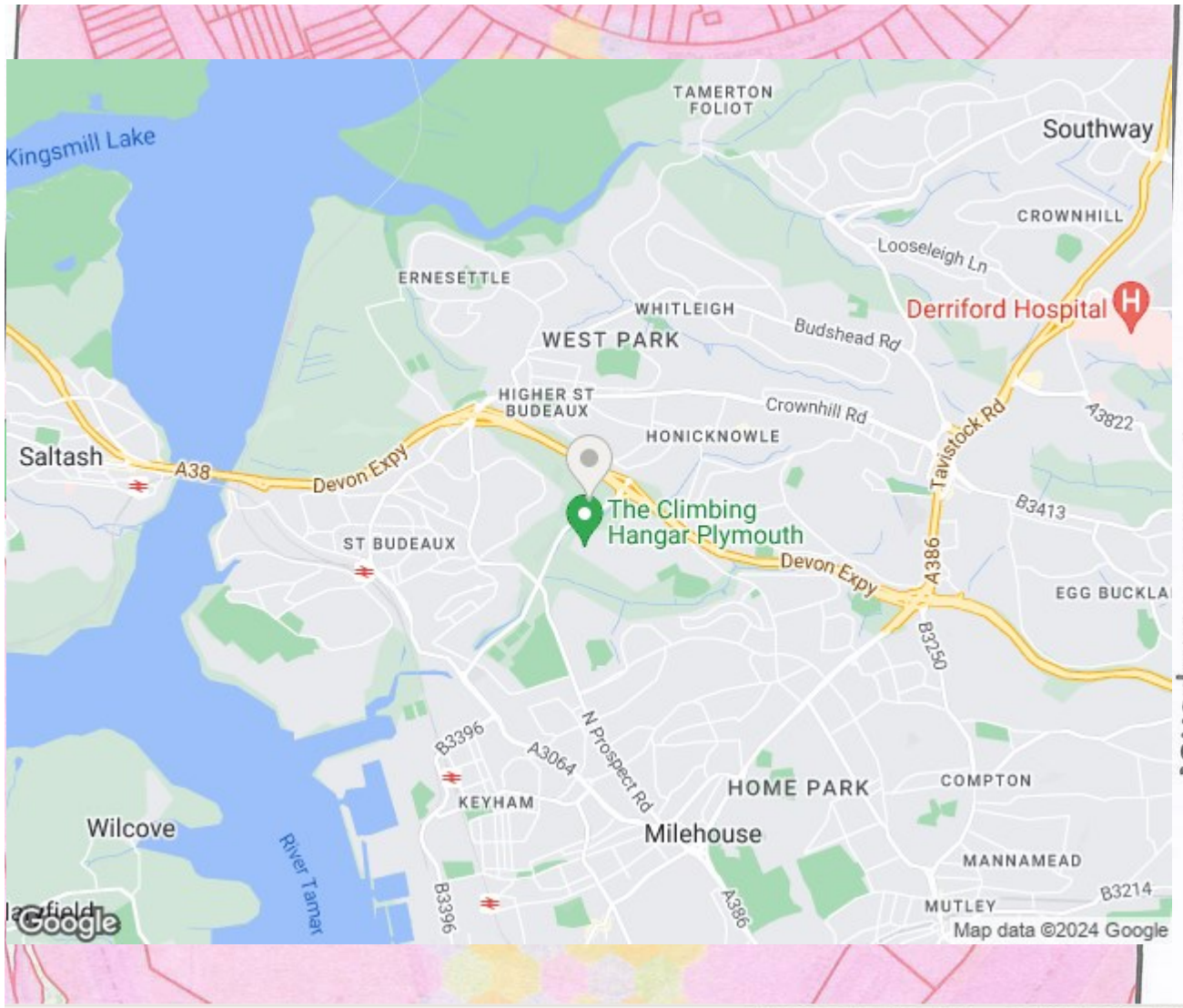
There is another road access, further up the wood lined road running parallel with the bypass and then turning away into the second secure access.

There is good access into Plymouth and the ports, good access to the A38 providing easy journeys into Cornwall or East to towards the South Hams, Torquay and Exeter.

### Services

The land benefits from mains sewerage  
There has been no planning submitted.





## Directions To Property

From Heading East with the Tamar Bridge behind, turn right at the second junction to Devonport and the City Centre, then about Two hundred meters down the St Budeaux bypass, the access to the land will be found on the Right hand side.

## Contact Us

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## Valuation Request



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

