



(Land) The Garden, Antony Road, Torpoint, Cornwall, PL11 2JW

Guide Price £595,000

The Area

Torpoint is a charming town located in Cornwall, England, situated on the eastern bank of the River Tamar. Known for its picturesque waterfront views, Torpoint offers a serene atmosphere with its quaint streets lined with historic buildings and traditional Cornish architecture. The town serves as a gateway to the beautiful Rame Peninsula, offering stunning coastal walks and beaches. With a strong maritime heritage. The town also boasts a range of amenities including shops, cafes, and pubs, making it a delightful destination for visitors exploring the scenic landscapes of Cornwall.

The town has a direct link via vehicle and pedestrian ferry service to the city of Plymouth.

Proposal

Redevelopment of 'The Garden Sports and Leisure Club' to include the demolition of the existing swimming pool, squash courts, reception area and adjacent council owned public conveniences, to be replaced by 26 residential units, new reception area, remodeled/refurbished leisure facilities and new integrated public toilet facilities. The apartments are a mix of 1 & 2 bedrooms with 4, 1 bedrooms and 22, 2 bedrooms majority of the apartments have panoramic views across the river Tamar and towards Plymouth. With the majority of two-bedroom apartments with either a terrace or balcony. The apartments would be popular for re sale or retained as an investment.

A local agent has appraised the site at a gross development value of £7.52 million a copy of the appraisal is available upon request.

Planning Information

Planning has been granted under application number PA22/03562 via Cornwall Council. Information regarding the scheme can be found on the planning section of the website. We understand there a CIL payment of £3,325.22 to be paid. Partial demolition works have already been undertaken. Copies of commencement of works including building regulations are available if required.

Viewing

Viewing the site is strictly on an accompanied basis. Please contact James Clarke or Matt Minett 01752 278499 newhomes@langtownandcountry.com

What 3 words Location

able.fried.harder

Agents Note

View images taken are from the site with a drone.



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