



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

## The Area

Price £235,000

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.

## Viewing

Viewing the site is strictly on an accompanied basis. Please contact James Clarke 01752 278499 [newhomes@langtownandcountry.com](mailto:newhomes@langtownandcountry.com)

**What 3 words Location** - able.fried.harder **Agents Note** - View images taken are from the site with a drone.



## Note:

We are advised that the current owner has had the site cleared with partial demolition works having already been undertaken and we understand that there is a CIL payment of £3,325.22 to be paid. Copies of the commencement works including building regulations are available upon request. The vendor has entered into a tripartite agreement with Cornwall Council and Torpoint Town Council for the demolition and replacement of the public conveniences (currently comprised within title CL240259); the agreement provides for the freehold to be transferred by Cornwall Council to the vendor for £15,000 (of which, £1,500 has already been paid by way of a deposit) upon practical completion of the replacement facilities and for the simultaneous grant of a long leasehold interest of those facilities to Torpoint Town Council. The Vendor will arrange for the tripartite agreement to be assigned and completion of the purchase of this Lot will be conditional on such assignment. We are advised by the vendors that the Mains for incoming contractors electric supplied to approved site box, with site meter and is all live ready for contractors on site.

The projected Gross development value on the project is estimated to be £5,905,000. **Local Authority** – Cornwall Council Tel: 0300 123 4151 – [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

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Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed. Although the above information has been provided in good faith by the sellers, we would recommend that prospective purchasers consult their own solicitor for formal verification.

