



stratton  
creber  
commercial

property consultants

# For Sale

Land in Charter Way, Liskeard,  
Cornwall PL14 3XA

**On Instructions from  
Wain Homes South West Ltd**

Viewing by prior appointment with  
Steve Matcham or Gavin Sagar

**(01752) 670700**

[stevem@sccplymouth.co.uk](mailto:stevem@sccplymouth.co.uk)

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

Prominent main road frontage site, 0.33ha  
Outline Planning Consent for A1 or A3 use

Commercial development sites 0.55 ha  
Outline Planning Consent for B1 uses

Offers invited for the Freehold interests

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## Location & Description

The traditional market town of Liskeard, population approx. 9500, (census 2011) is the historic retail, service, employment and administrative centre of south east Cornwall, catchment population estimated 33,000. The town is located adjacent to the A38 trunk road, one of the principal trunk roads in the county linking Plymouth (20 miles to the East. M5 60 miles) with Bodmin (15 miles to the West and Truro, the County town.

Liskeard is an important station on the Penzance to Paddington main line, principally as a commuter route to Plymouth.

The town has enjoyed significant growth in new residential accommodation particularly in the vicinity of Charter Way, which is the eastern bypass linking A38 / A390 with the A390 to Callington and Tavistock in Devon. Charter Way is a locally and regionally busy and important artery, also serving an employment zone characterized by large number of diverse small business units, the Liskeard Community hospital and health centre, further medical and specialist facilities, and an Aldi food retail store.

## Planning

Wain Homes South West have the benefit of outline planning consent, reference PA17/04823, a hybrid planning application comprising outline consent for 0.93 hectares (gross area) of commercial and retail development land for A1, B1 and A3 use classes and detailed consent for 207 dwellings, all on land with access from and to the east of Charter Way.

The grant of consent specifies maximum gross areas for A1 and A3 uses. The Sole Agents will be pleased to discuss any development proposals which would qualify with the grant of consent.

## The Land

The subject land comprises 2 areas.

Area 1 is a triangular site directly fronting to and offering excellent high visibility from Charter Way. The site adjoins Clemo Road, serving as access to the Aldi Store, the community Hospital and other facilities within this important locality, and will be served by the estate road which will open up and service the 207 dwellings to be constructed. The site has the benefit of Outline planning consent for Uses A1 and A3.

Area 2 is a linear site, to the north and east of Area 1, particularly suitable for smaller B1 commercial units. The site will have access to the adopted estate road which will be constructed to serve the residential area as above.

## Accommodation

(Areas and dimensions scaled from Ordnance Survey based plans))

Roadside retail uses	0.33 Hectares (estimated net of access road)	
Commercial site	0.55 Hectares net	
Site Area	0.88 Hectares	2.175 Acres

## Tenure

Offers for the freehold land are invited

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

## 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: 11712



### Plymouth Office

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

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