



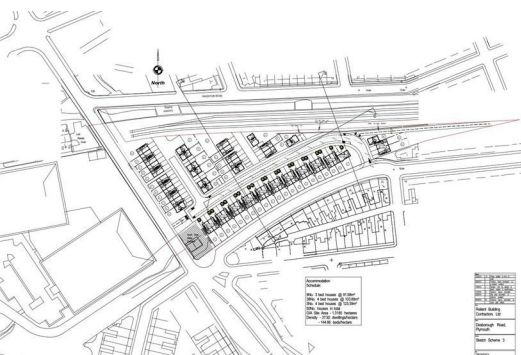
## Land for Sale Desborough Road

St Judes, Plymouth, PL4 9PN

**Offers In Excess Of £900,000**



A triangular shaped parcel of land approximately 1.318 hectares (3.25 acres) in size. Located between Desborough Road and Knighton Road in St Judes. The outline approval comprising 50 residential dwellings, 3 bedroom & 4 bedroom dwellings. At a density at approximately 38 dwellings per hectre. A total of 96 car parking spaces in the form of 57 on plot spaces and 39 integral garages.



## LAND FOR SALE

### FORMER TOTHILL SIDINGS

DESBOROUGH ROAD, ST JUDES, PLYMOUTH, PL4 9PN

### SITE

A triangular shaped part of land approximately 1.318 hectares (3.25 acres) in size. Located between Desborough Road and Knighton Road in St Judes.

A former railway sidings which has been disused for many years. The site is generally level and unusual setting being at a lower level than all of the land and development that surrounds it. Surrounding developments to the North East and South is mainly residential with retail development immediately to the West, leading into the City Centre along Exeter Street. The City Centre is approximately a 700m walk from the site.

The surrounding residential development is period in character and mainly in the form of Edwardian and Victorian terraces, many of which have been subdivided into smaller units.

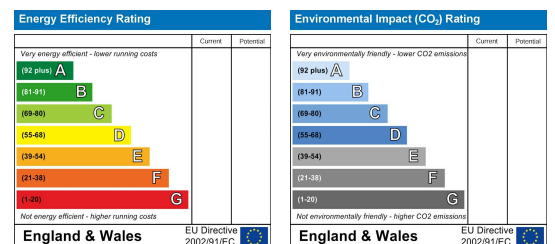
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## Area Map



## Floor Plans

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.