



FOR SALE

Plot 1, Langage Energy Park

Holland Road, Langage Business Park, Plymouth, PL7 5AW

2.23-acre (0.9 ha) site sold with detailed planning permission for 30,000 SQ FT of industrial units.



Location

Langage Energy Park occupies a prominent and highly accessible position to the east of Plymouth, with immediate access to the A38 Devon Expressway. Adjoining the established Langage Business Park, the site forms part of one of the city's principal employment locations, benefiting from a sizable labour pool and a strong mix of existing commercial occupiers.

Exeter lies approximately 45 miles to the northeast via the A38, providing convenient access to Junction 31 of the M5 and onward connections to Bristol, the Midlands and the national motorway network.

The location also offers excellent access to Plymouth city centre, the South Hams and Cornwall, making it an attractive base for industrial occupiers.

**Plymouth City
Centre**



5 miles

Cornwall

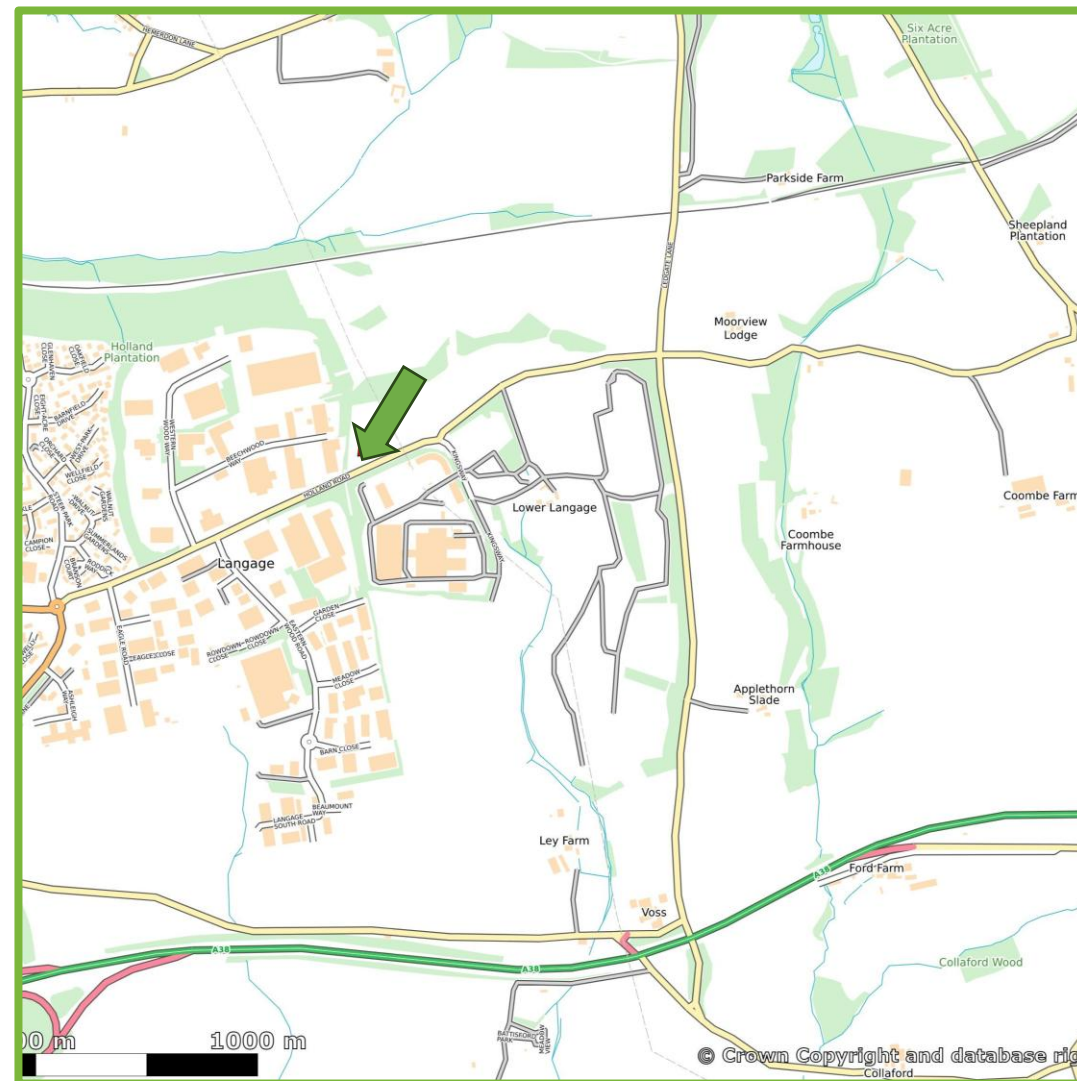


10 miles

J31 - M5



45 miles northeast



Accommodation

DESCRIPTION

Plot 1 at Langage Energy Park presents a prime commercial development opportunity extending to approximately 2.23 acres.

The site benefits from planning consent for 30,000 sq ft of industrial units and is situated within the wider Plymouth and South Devon Freeport Langage Tax Site, one of the region's key employment and business growth locations.

An access road currently under construction will further enhance connectivity to the site, with completion anticipated in July 2027.

**Please note that Plot 1 is located outside the designated Freeport tax boundary and therefore does not benefit from Freeport tax incentives.*

SERVICES

As part of the access road construction, ducting will be included to enable services to be installed. Mains services are available for connection from Holland Road. Refer to the data room for additional information.

PLANNING

The site benefits from a detailed planning permission reference: 2316/24/FUL, as described below.

Development of 30,000sqft of E (g) (ii), E (g) (iii), B2 (Industrial) & B8 (Warehousing & Distribution) flexible seed bed/starter units on Plot 1 of Langage Energy Park.

Further details can be found on the South Hams District Council website.

Tel: 01803 861234 or <https://www.southhams.gov.uk/planning>



Tenure | Proposal | Method of Sale

TENURE

The site edged red on the adjoining plan is freehold, title no. DN458233.

PROPOSAL

The property is offered for sale at £1,000,000, exclusive of VAT.

METHOD OF SALE

The property is offered for sale by way of private treaty by Alder King acting as sole agents on behalf of South Hams District Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH
www.alderking.com



Danielle Sendra
01392 353 083
07827 841 902
Dsendra@alderking.com



Noel Stevens
01392 353 080
07974 156 869
Nstevens@alderking.com

AK Ref: NS/102856 **Date:** September 2026
Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.