Freehold Greenfield Land
Development Potential, Subject to Planning

FOR SALE

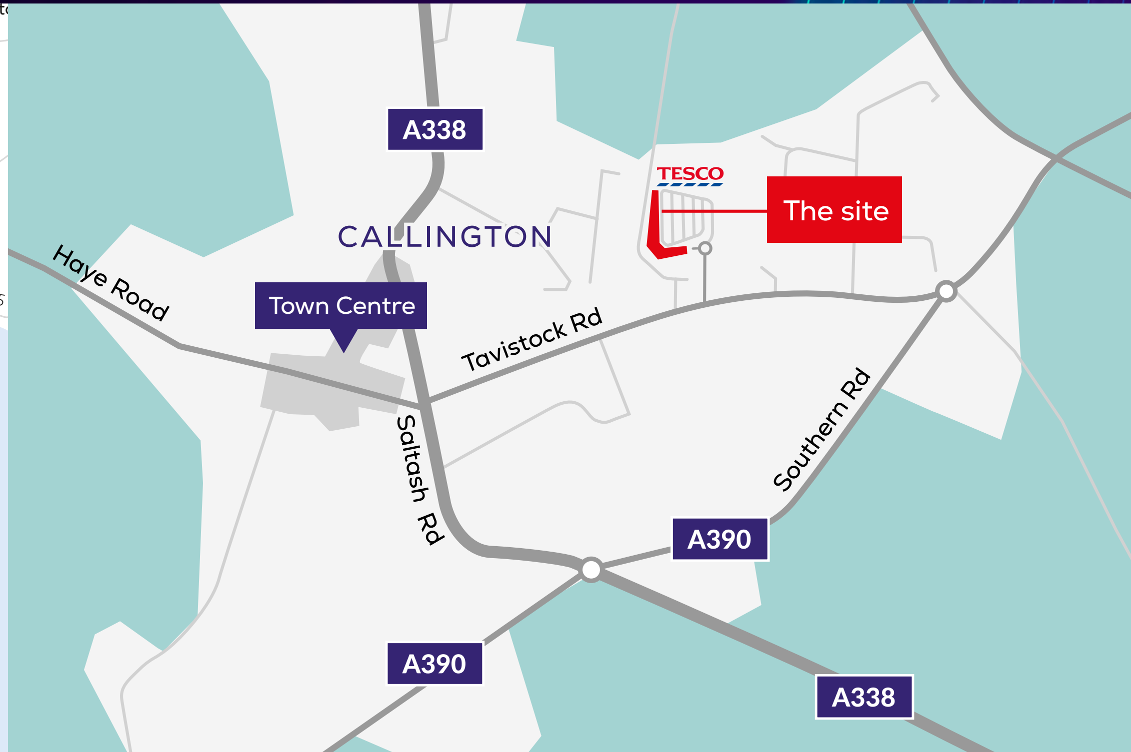
LAND WEST OF TESCO SUPERSTORE, TAVISTOCK ROAD, CALLINGTON, PL17 7RD

Executive Summary

- Parcel of land extending to approximately 1.517 acres (0.614 hectares).
- Located to the west of the Tesco Superstore on Tavistock Road, Callington.
- Prominent edge-of-town position within the Callington settlement boundary, surrounded by residential, retail and community uses.
- Potential for residential development in principle, subject to the grant of planning permission.
- Sustainable location close to local services and facilities.
- Access potentially available from the existing Tesco roundabout (subject to consents).

Offered for sale by informal tender, on unconditional, subject-to-planning or 'option' basis.

Boundary is approximate



Location

A historic market town in East Cornwall, Callington is situated between Dartmoor to the east and Bodmin Moor to the west, close to the Devon border and serving a wide rural hinterland. The town is located approximately 15 miles north of Plymouth, the nearest major conurbation and principal economic centre in the region, which provides a full range of employment, retail, leisure and transport facilities.

Callington benefits from good road connectivity, lying just west of the A388, which provides direct links south to Plymouth and north to Tavistock, with onward connections to the A390 and wider Cornwall and Devon road networks. The town offers a range of local amenities including supermarkets, schools, healthcare facilities and recreational uses, making it a sustainable and well-established residential location.

Situation

The subject land is located on the western side of the Tesco Superstore at Tavistock Road, occupying a position between the existing store and car park to the east and established residential development to the west. The site extends from Tavistock Road and the Tesco roundabout, from which vehicular access could potentially be derived, subject to the necessary consents and enabling works.

Google Maps

what3words ///cave.coffee.appoints


Boundary is approximate
TESCO
Established residential development
1.517 acres (0.614 hectares) APPROX.
Potential access from existing roundabout (subject to consents)
Petrol Station
Access to Tavistock Road

Description

The site comprises an undeveloped, irregular L-shaped parcel of land extending to approximately 1.517 acres (0.614 hectares). The land is currently greenfield in nature and contains areas of trees and vegetation. There is a noticeable change in levels across the site, with the land falling away from the store and car park towards the residential development to the west.

Planning

The site has no formal designated use but is surrounded by a mix of residential, retail and other community uses. The site is not understood to be within a Conservation Area, Area of Outstanding Natural Beauty or Flood Zone. A Tree Preservation Order affecting certain trees and woodland areas within the site was made by Cornwall Council in May 2026. The site lies within the Callington settlement boundary as defined by the adopted Cornwall Local Plan and is identified as being within an SSSI Impact Risk Zone, which would need to be considered as part of any future planning application.

It is considered that the site may have potential for residential development in principle, subject to detailed assessment and appropriate mitigation. The land benefits from a sustainable location close to local services and facilities. Any future development proposal would be expected to address matters including access, levels, landscaping, ecology and design quality in accordance with national and local planning policy.

Tenure

The subject land is held on a Freehold basis, Title number: CL276234.

Anti Money Laundering

To comply with our legal responsibilities, it is necessary to undertake due diligence on parties involved in this transaction. It is the responsibility for parties to provide information necessary to complete these checks at Heads of Terms stage. Information required will include: Corporate structure and ownership details, identification and verification of ultimate beneficial owners, satisfactory proof of the source of funds.

Method of Sale

The vendor will consider transaction structures including subject to planning or option arrangements, depending on the terms proposed. Parties are invited to submit offers clearly setting out the proposed structure, price, funding, timescales and any conditions attached. The vendor reserves the right to charge VAT on the sale price.

For further information please contact:

bf. brasier freeth

01923 210810
brasierfreeth.com

Neil Saunders
Neil.Saunders@brasierfreeth.com
07980 756655

Ben Ross
Ben.Ross@brasierfreeth.com
07729 075734