

FOR SALE FREEHOLD

LAND SOUTH OF TREHANNICK CLOSE

St Teath, Cornwall PL30 3LF



Key Highlights

- Outline planning permission for the development of 23 dwellings
- 50% affordable housing
- Approximately 0.98ha (2.43 acres)
- Greenfield development site
- Potential for further phases of development
- Conditional offers considered

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Location

The subject site is located on the southern edge of the popular village of St Teath, surrounded by farmland, and adjacent to Trehannick Road which links the village with the A39 Atlantic Highway. The site is approximately 4.1 miles to the south west of the town of Camelford and approximately 7.3 miles to the north east of the town of Wadebridge. Bodmin is located approximately 11 miles to the south and provides mainline train services direct to Truro and Penzance to the west and Plymouth, Exeter St Davids and London Paddington to the east. Newquay Airport is located approximately 19.5 miles to the south west of the site and provides scheduled and chartered flights to a range of national and international destinations.

Description

The site is formed from level agricultural land extending to approximately 0.98 hectares (2.43 acres). The site forms part of a larger field, bounded by traditional Cornish hedging that totals 3.3 hectares (8.1 acres), within the same ownership. The site is level, with access being provided directly from the public highway. The site is enclosed by Cornish hedge banks to the north and west and open to neighbouring farmland to the south and east. The residential development of Trehannick Close is located immediately to the north of the site.

Planning Position

Outline planning consent with all matters reserved for a residential development of up to 23 dwellings was granted on 30th April 2018 (ref: PA17/02529). Details such as access, appearance, drainage, landscaping, layout and scale are required to be submitted prior to the development commencing.

S106

The site has the following obligations imposed by the a S106 agreement dated 26th April 2018.

Tenure and Title

The site forms part of title number CL278341 and is owned freehold (title absolute). The freehold interest is being offered for sale with vacant possession on completion.

Existing Wayleaves, Easements & Rights of Way

The site will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether or not mentioned in these particulars. A right of way for all purposes is to be retained over the site for all land retained by the vendor.

Viewing

Viewing should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

Further information

A technical pack is available to interested parties upon request, which includes:

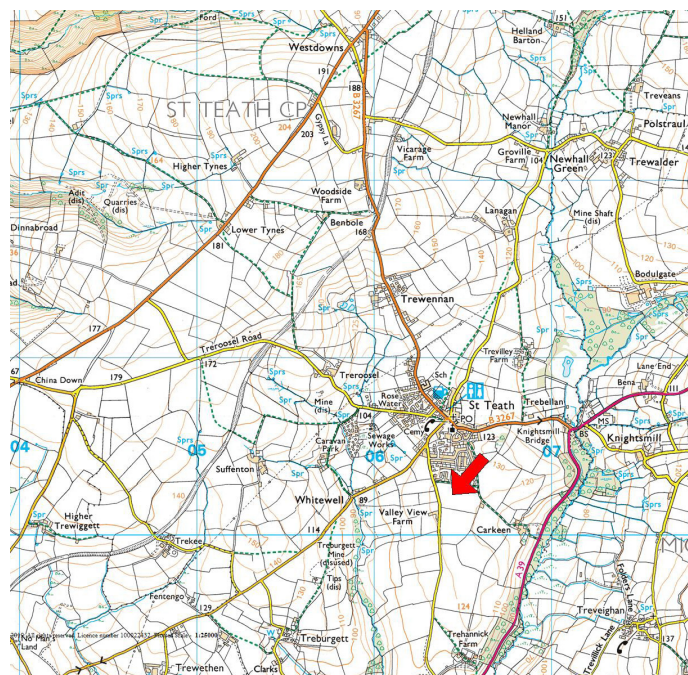
- Site and Location plans;
- Land Registry title and plan;
- Planning Decision Notice;
- S106 agreement;
- Utility Services information;

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such tax shall be payable by the purchaser.

Method of Sale

The site is being marketed by way of informal tender process, with offers invited on an unconditional basis. Offers should be sent: FAO Chris Anderson, Savills, 73 Lemon Street, Truro, TR1 2PN. The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.



Contact

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