

DEVELOPMENT SITE FOR FIVE NEW HOUSES

SALTASH, CORNWALL

- DETAILED PLANNING CONSENT & BUILDING REGULATION DRAWINGS COMPLETED
- ESTUARY VIEWS TO THE EAST
- PROPOSED 2 X SEMI-DETACHED & 3 X TERRACED HOUSES

GUIDE PRICE £330,000

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THE SITE – PL12 6AQ

This attractive development opportunity is located in Dellohay Park, Saltash and extends to c. 0.14 ha / 0.35 acres. The site benefits from a grant of detailed planning consent (approved by appeal) for the construction of five new four bedroom houses, each of which will benefit from open views to the north-east over the local area and the Tamar Estuary and are within easy reach of the town centre and railway station.

The proposed properties are as follows:

- 3 x four bedroom split level terraced houses with parking and garage – of 111.08sqm / 1195sqft
- 2 x four bedroom split level semi-detached houses with parking – of 124.71sqm / 1342sqft

The houses are all 2 storeys in height to the front elevations and three to the rear elevation, to fit with the topography of the site. Each will benefit from off road parking and rear garden areas (three houses also have integral garages).

Of particular interest to potential purchasers will be the fact that the sellers have commissioned and attained all the necessary building regulation drawings ready for submission and have also attained a Phase II contamination survey of the site in preparation to discharge the pre-commencement planning condition. The site also requires no affordable housing contributions, S106 payments nor CIL payments.

SALTASH

Saltash is a large town situated on the western banks of the River Tamar and alongside the Tamar crossings which form part of the A38 trunk road and main railway line into Cornwall. Saltash has a bustling town centre with a range of facilities including primary and secondary schools, together with a retail centre and it is approximately 5 miles north-west of Plymouth City centre. Plymouth is a historic coastal city with a full range of leisure amenities including The Theatre Royal, excellent sporting facilities, restaurants, cafes, shops and cinemas. Saltash also has easy access west into Cornwall or east to Devon and beyond, on either the A38 or the mainline railway. Bordering both Devon and Cornwall, the finest beaches and open moorland are also on the doorstep.

PLANNING

Detailed planning consent (ref: PA13/07998) was approved on appeal (ref: APP/D0840/A/2219724) on the 30th March 2015 for the construction of 5 residential dwellings with associated parking and

engineering works. This approval has subsequently been varied by a non-material amendment (ref. PA16/02699) granted on the 18th April 2016 allow the proposed dwellings to be re-positioned 1.5m to the west of their original position. This obviates the need for lengthy/costly party wall negotiations. Interested parties may note that a comprehensive planning / technical pack of information is available upon request from the Agents.

S106 & COMMUNITY INFRASTRUCTURE LEVY

There are no S106 payments or CIL charges applicable to the above consents.

METHOD OF SALE

The freehold site is being offered for sale by private treaty with a Guide Price of £330,000.

SERVICES

The Agents are advised that foul drainage for each of the properties will be connected to an existing main sewer which is located in the northern section of the site. Surface water disposal is proposed via soakaways on site. Mains water, gas and electricity connections are understood to be available in the pavement to the south west of the site. All interested parties should however make and rely upon their own enquiries of the relevant services providers.

VIEWING

STRICTLY BY APPOINTMENT ONLY

By appointment with the sole agents, please contact Alex Munday at Kitchener Land and Planning on 01392 879300 to arrange an appointment.

CONTACT

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EX3 0DB

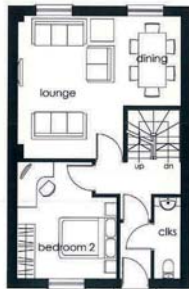
Contact Alex Munday
alex@klp.land
01392 879300
REF: 172/AM

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Proposed front elevation and floorplans – semi-detached houses



lower ground

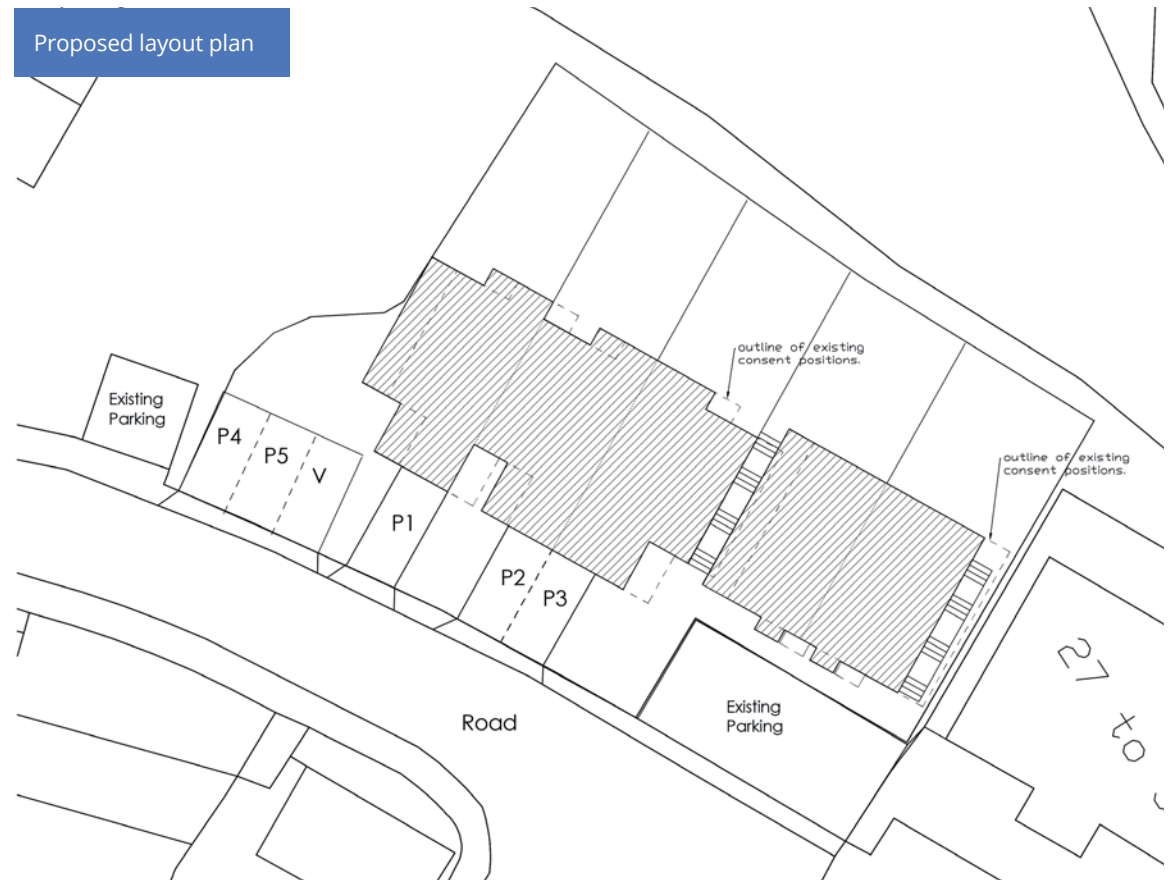


ground floor

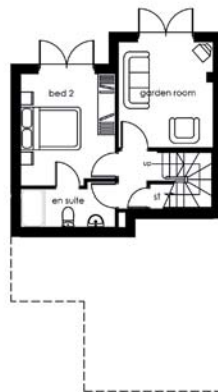


first floor

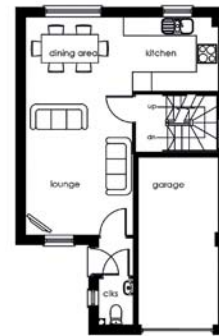
Proposed layout plan



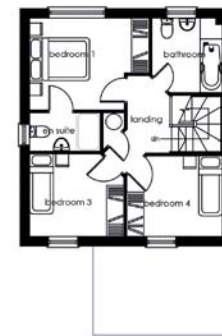
Proposed front elevation and floorplans – terraced houses



lower ground



ground floor



first floor

View across the site to the north-west



View towards estuary to the east



Proposed street scene facing east

