

DEVELOPMENT SITE FOR 2 DETACHED HOUSES WHEAL ROSE, SCORRIER, TR16 5DF



- Commenced RM Planning Permission Ref. PA21/12517
- For 2 x Detached 4 Bedroom Houses
- Offers invited for the whole site or individual plots



View across the site from rear boundary looking south west

THE SITE – TR16 5DF

An opportunity to acquire a greenfield development site with the benefit of full detailed planning permission for two 4 bedroomed detached dwellings situated in the sought-after Wheal Rose area to the north of the A30 between Scorrier and Porthtowan, with the beach at Porthtowan just circa 2 miles to the north west.

Each of the proposed dwellings are shown as generously sized 4 bedroomed properties with gross internal floor areas of approximately 140sqm (1,507sqft) each, both with an attached single garage & utility area of approx. 30sqm (323sqft) and good sized gardens.

The approved site also benefits from far reaching rural views to the south, open fields to the rear and it extends to approximately 0.14 hectares (0.35 acres).

Offers may be considered for the individual plots, but on the basis that both plots would have to be sold at the same time with simultaneous exchange and completion of the sales.

WHEAL ROSE

Wheal Rose is a small village approximately eight miles west of Truro City and circa two miles from the north Cornish coast at Porthtowan. The A30 is within a mile. Redruth is approximately three miles away and here there is a good range of everyday facilities such as a selection of shops, supermarkets and a comprehensive secondary school. The nearest beach is at Porthtowan.

METHOD OF SALE

Offers are invited in the region of £400,000 for the whole freehold site, although offers may be considered for the individual plots.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

PLANNING

Outline planning permission for the erection of two dwellings was allowed at appeal on 25th October 2019 (Ref.APP/D0840/W/19/3225000) following a refusal by Cornwall Council of an outline application (Ref.PA18/07506) on 23rd October 2018 on land adjacent to Hillside Farm, Wheal Rose, Scorrier. A subsequent application (Ref.PA21/12517) for approval of the reserved matters was approved by the Council on 12th September 2022. An application (Ref.PA23/09639) to discharge Condition 2 of decision notice PA21/12517 (payment of SAC mitigation contribution) was approved on 7th December 2023. An application for a lawful development certificate (Ref.PA24/04282) was submitted and validated on 13th June 2024 following a material commencement on site and was approved on 8th August 2024.

Please note that CIL is not liable on this development as it is within Zone 5 which has a zero rate per sqm.

A planning and technical pack is available from the agents.

SERVICES

It is understood that all mains services are available nearby, although all interested parties should make and rely upon their own enquiries of the relevant services providers.

CONTACT – REF: 855/PT/R2



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

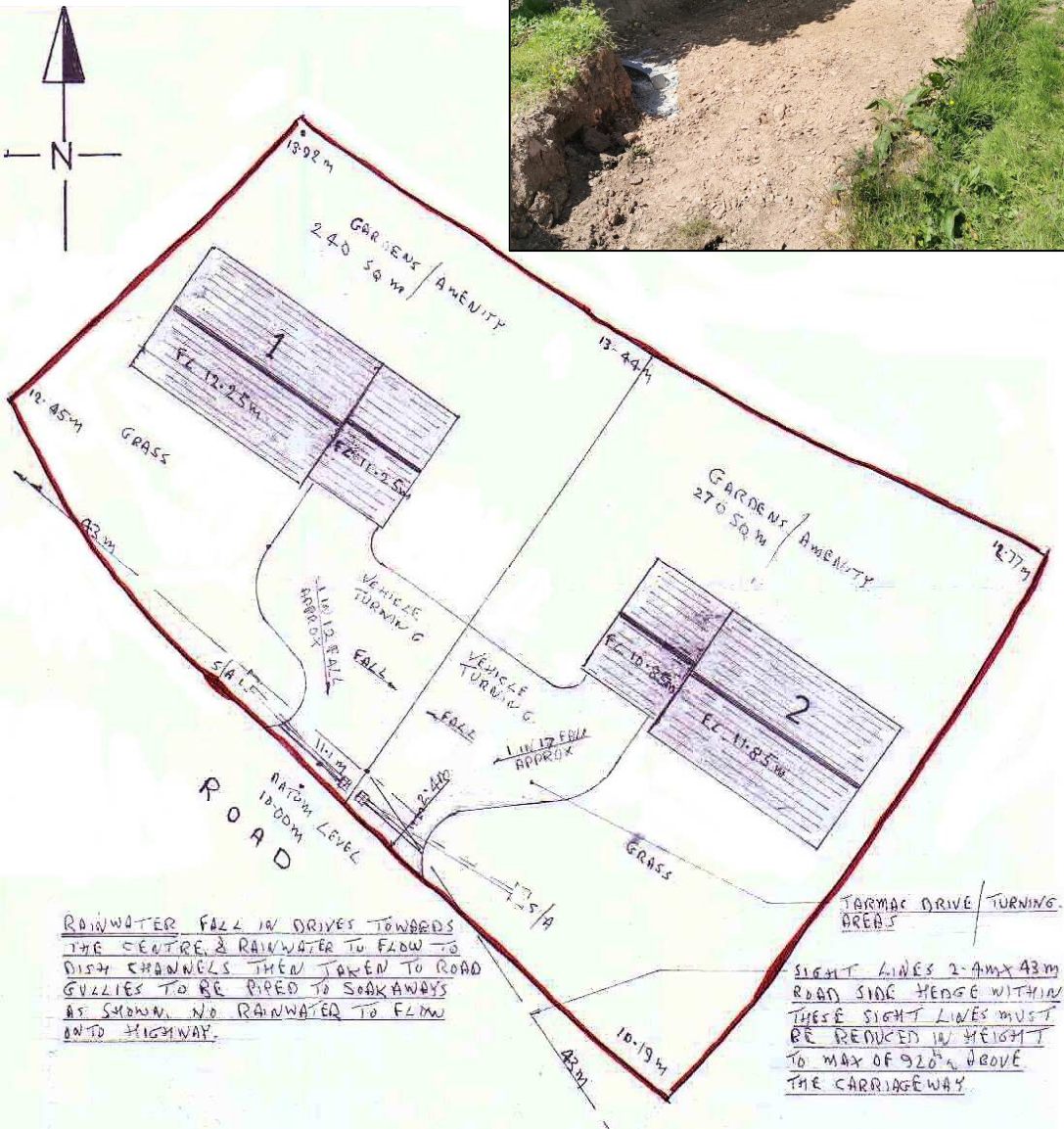
Email: philip@klp.land

Tel. 01392 879300 or 07866 522910

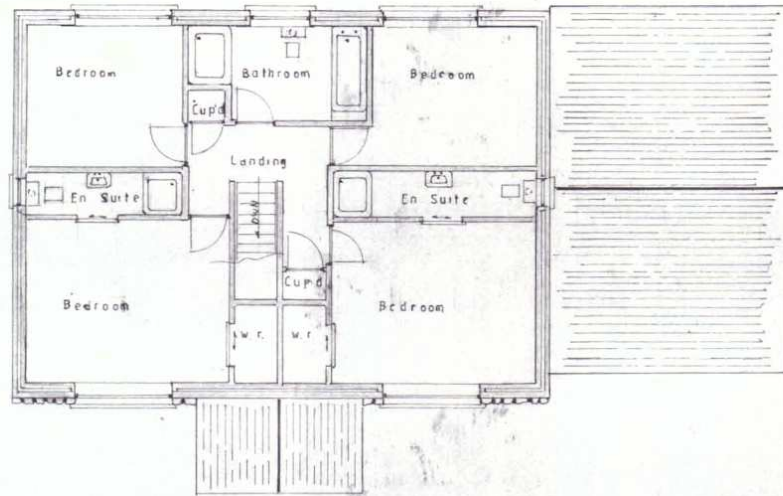
PROPOSED SITE LAYOUT PLAN (not to scale) & PHOTO OF ENTRANCE WORKS COMMENCED



OS LOCATION PLAN (not to scale)

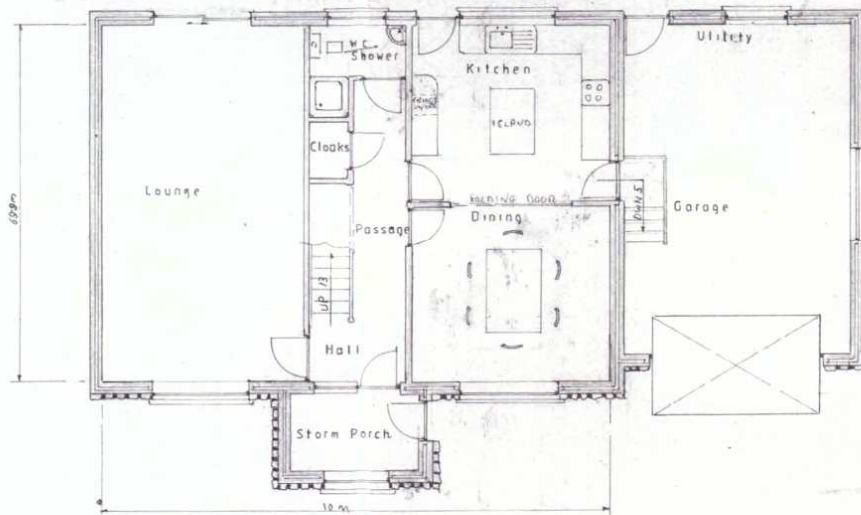


PLOT 1 - PROPOSED PLANS (not to scale)

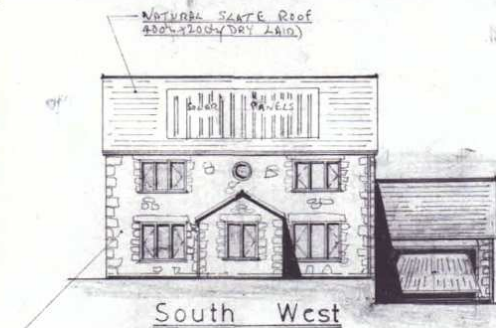


First Floor Plan
Scale 1/50

No 1 Dwelling



Ground Floor Plan
Scale 1/50

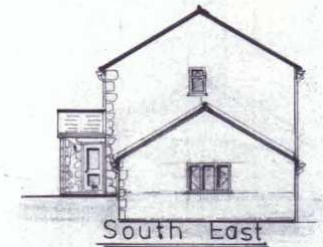


South West

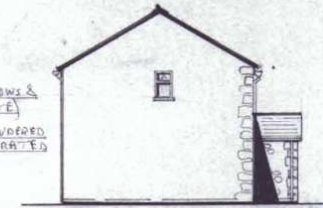


North East

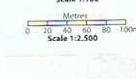
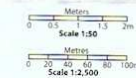
Elevations
Scale 1/100



South East



North West

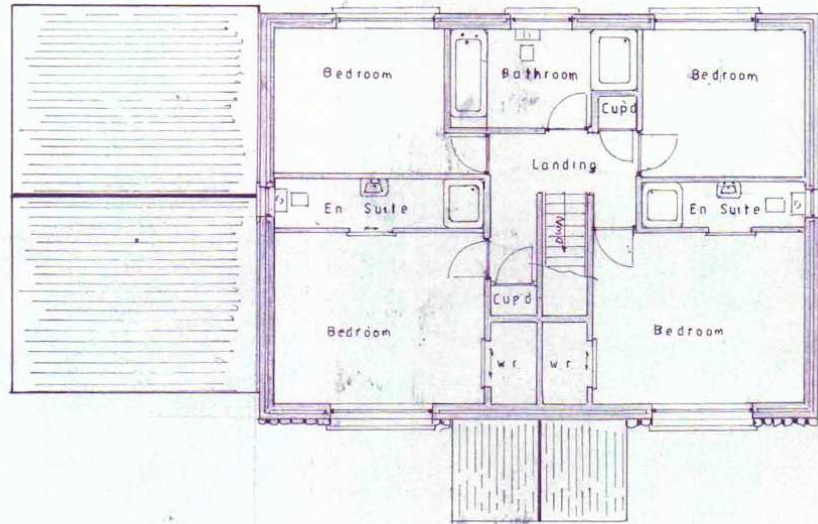


PROPOSED TWO DWELLINGS AT
CHY AMES WHEAL ROSE SCORRIER
REDRUTH TR16 5DF
FOR Mr N FROST

SCALES 1:50
1:100
1:250

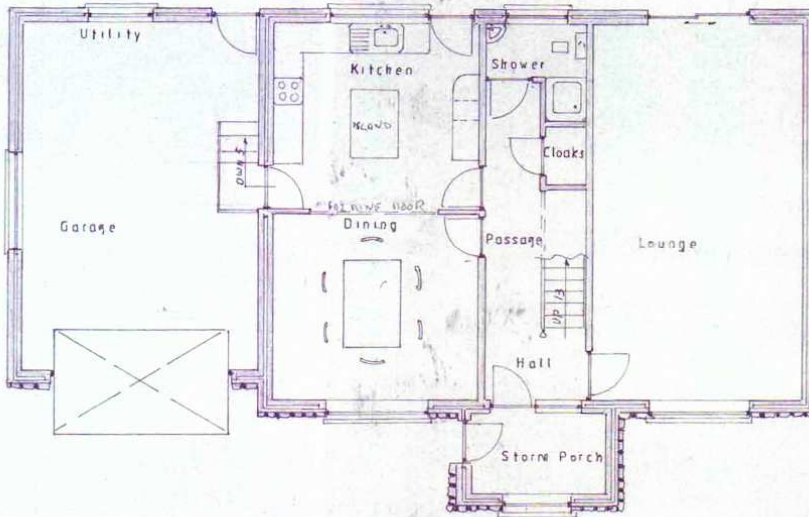
DATE 17th July 2020

PLOT 2 - PROPOSED PLANS (not to scale)

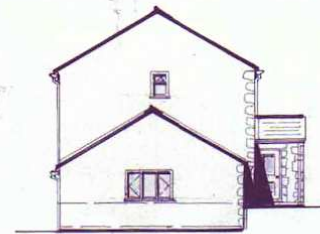


First Floor Plan
Scale 1 / 50

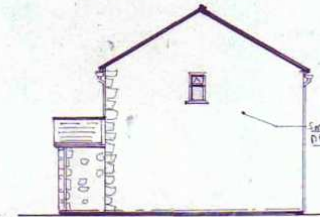
No 2 Dwelling



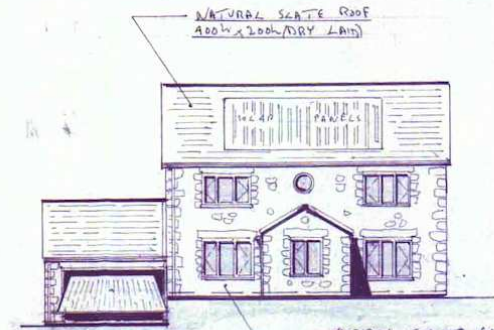
Ground Floor Plan
Scale 1 / 50



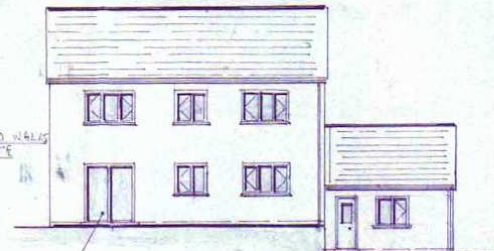
North West



South East

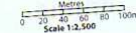
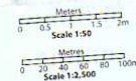


South West



North East

Elevations
Scale 1/100



PROPOSED TWO DWELLINGS AT
CHY AMES WHEAL ROSÉ SCORRIE
REDRUTH TR16 5DF
FOR M^r N FROST

SCALES ELEVATIONS 1:100
PLANS & SECTIONS 1:50

DATE 14 Feb 2020



View across the site looking south east