

DEVELOPMENT SITE FOR 14 DWELLINGS

HAYE ROAD, CALLINGTON

- Outline planning permission (ref. PA23/01085) for up to 10 open market & 4 affordable dwellings (matters of appearance and landscaping reserved)
- Site extends to c. 0.77 ha / 1.9 acres
- Additional linhay and paddock available by separate negotiation
- Guide Price £395,000



View over part of the site, facing east

LAND SOUTH OF HAYE ROAD – PL17 7JJ

This residential development opportunity comprises of land extending to c. 0.77ha/ 1.9 acres which benefits from outline planning permission (ref. PA23/01085) for the construction of up to 10 open market dwellings and 4 affordable dwellings. Matters of access, layout and scale have been approved, with appearance and landscaping the two reserved matters. The site is located on the western side of the town, to the south of Haye Road and close to Callington Health Centre. A new access is to be formed at the junction of Haye Road and Frogwell Road. Plots 1-6 are shown as being located on the west of the site facing east-west whereas plots 7-14 are set across the middle of the central portion of the site, facing North-South. All plots will offer good sized gardens and there are delightful countryside views from the site to the west.

The dwellings proposed as part of the application are shown as follows:

- 2 x 2 bedroom 4 person open market houses (c. 89sqm)
- 2 x 2 bedroom 4 person affordable rented houses (c. 79sqm)
- 1 x 3 bedroom 6 person affordable rented house (c. 102sqm)
- 1 x 3 bedroom 5 person affordable shared ownership house (c. 93sqm)
- 8 x 3 bedroom 6 person open market houses (c. 120sqm)

LINHAY AND PADDOCK

Located to the north-west of the approved development is an existing linhay building and adjacent paddock. In the Agents opinion these offer scope for future development subject to all requisite consents. The linhay and paddock are available by separate negotiation – please contact KLP to discuss further.

CALLINGTON

The Cornish market town of Callington has a rich industrial history as a silver and tin mining town. Today, Callington offers a wide range of amenities including pubs, restaurants, cafes, and takeaways, as well as primary and secondary schools, a superstore, pharmacy, doctors surgery, and bank. The town is within an area offering some of the finest West Country scenery, including the stunning Tamar Valley, an area of outstanding natural beauty. This can be explored by boat, on the Tamar Passenger Ferry or by car.

PLANNING

Outline planning permission was granted on 5th June 2024 for the ‘erection of up to 10 open market residential units and 4 affordable houses and associated works (Access, Layout and Scale only)’. An electronic planning and technical information pack is available from KLP upon request.

S106 & CIL

Callington is located in Zone 4 for CIL charging purposes which has a rate of £41.93 (2024 adjusted) for all sites of 11+ dwellings. The S106 agreement associated with the planning permission provides the requirements for the four affordable dwellings and also sets out financial contributions payable for education (£2,736 per OM dwelling), off site public open space (£1,411 per OM dwelling and £496 per Affordable dwelling), off site affordable housing (£18,400) and Healthcare (£335 per OM dwelling).

METHOD OF SALE

The Agents are offering the site for sale by private treaty with a Guide Price of £395,000.

DIRECTIONS & VIEWING

The site can be located off Haye Road in Callington using the postcode PL17 7JJ or What3Words location: ///rooting.roadshow.viewer (site centre). Viewings are strictly by appointment with the Agents – please contact us to discuss arrangements for accessing the land.

CONTACT: Alex Munday

REF: 962/AM



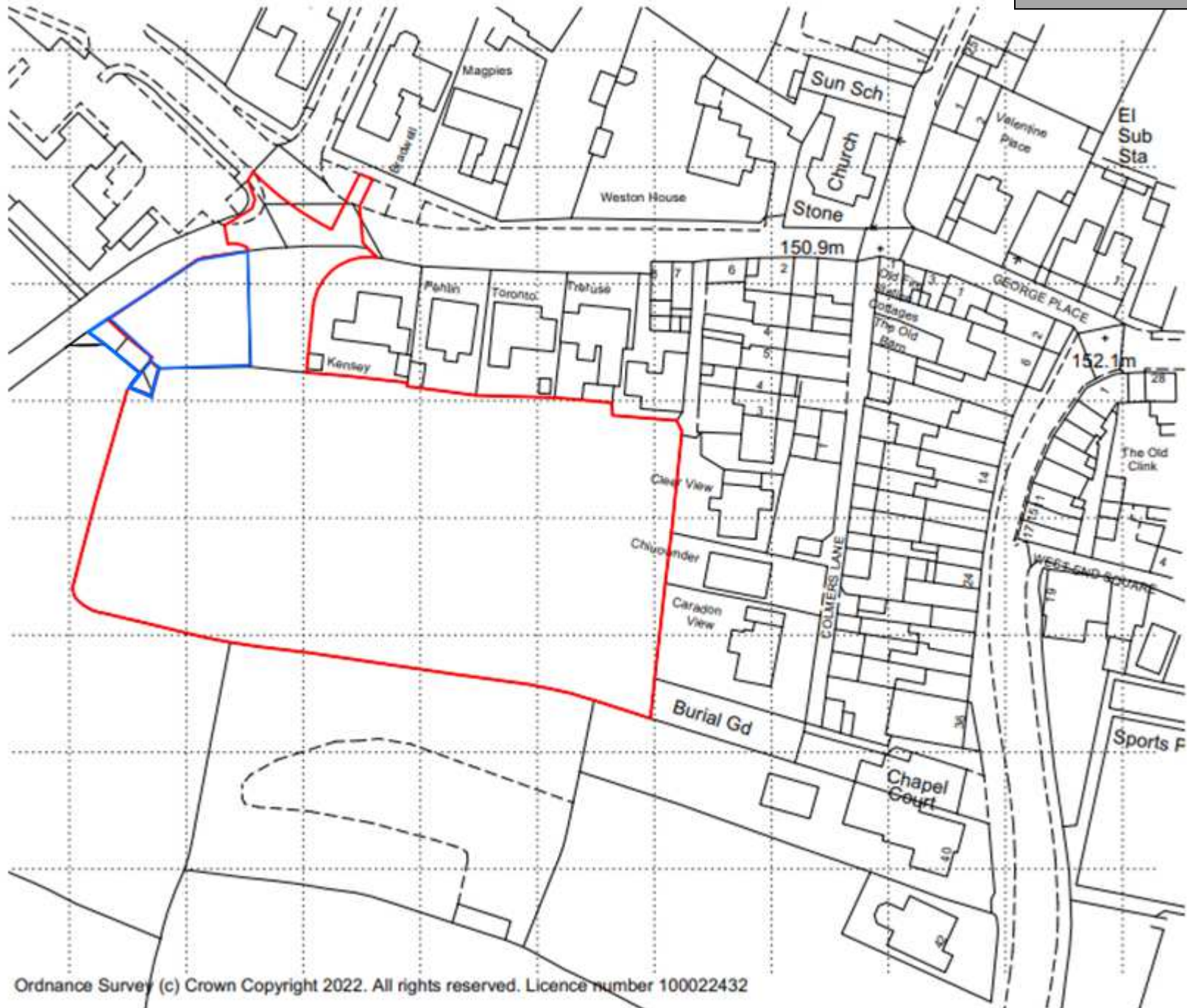
Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: alex@klp.land

Tel. 01392 879300 / DD. 01392 925128

Location Plan – not to scale



Proposed Site Block Plan – the linhay and paddock are shown edged in blue and are available by separate negotiation. If these are not sold and retained by the vendors, they will require rights (subject to planning) for a connection to the road/utilities at a point to be agreed between X and Y below (please contact Agents to discuss) - not to scale



- Plots 1 & 2 - 2 bed 4 person open market housing
- Plots 3 & 4 - 2 bed 4 person affordable rented housing
- Plot 5 - 3 bed 6 person affordable rented housing
- Plot 6 - 3 bed 5 person shared ownership housing
- Plots 7-14 - 3 bed 6 person open market housing



JULY 2023
1:1000
 1:500 @ A3

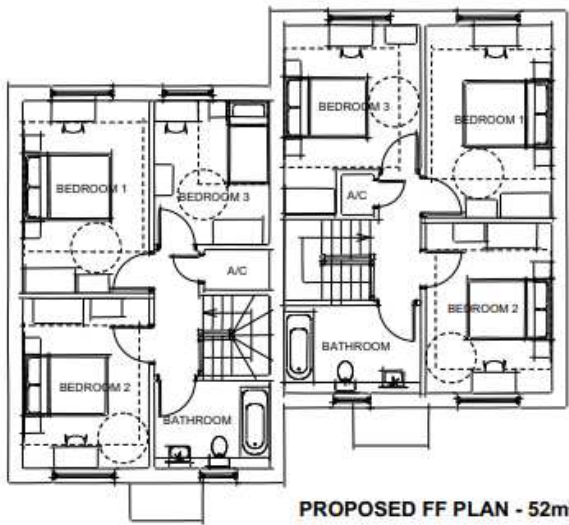
SCALE - 1:500 @ A3

8189SK02 rev. e PROPOSED SITE PLAN
 LAND TO SOUTH OF HAYE ROAD, CALLINGTON, PL17 7JJ

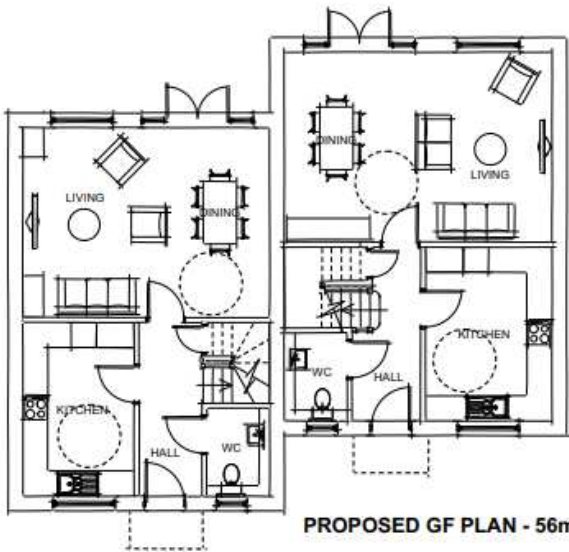
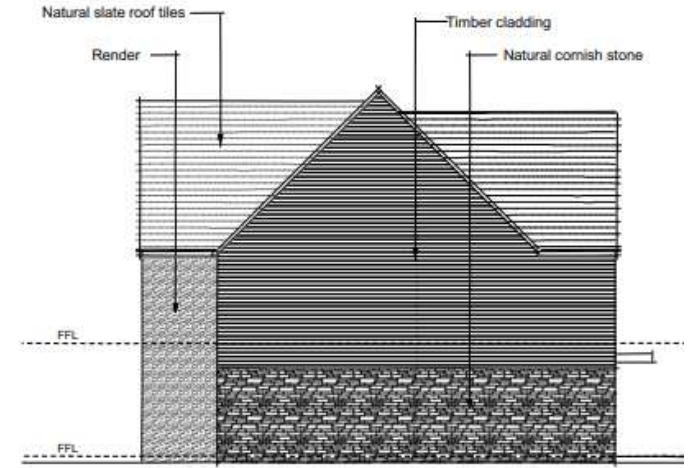
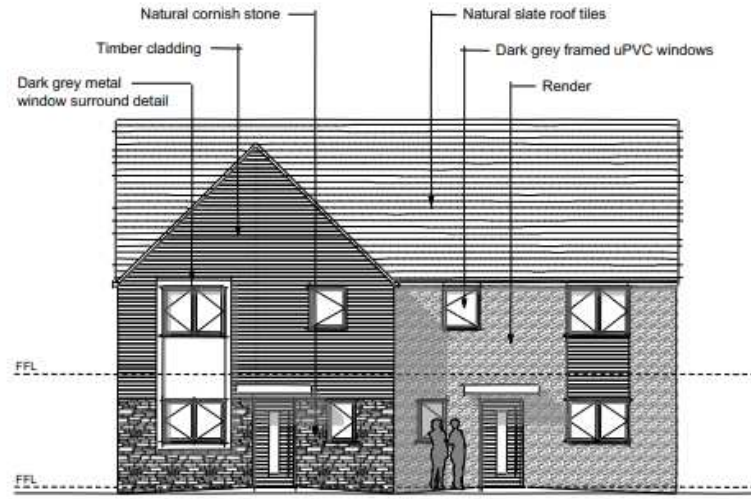
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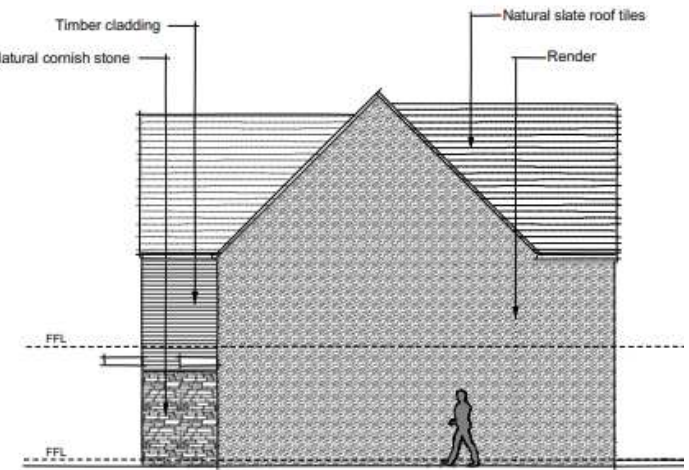
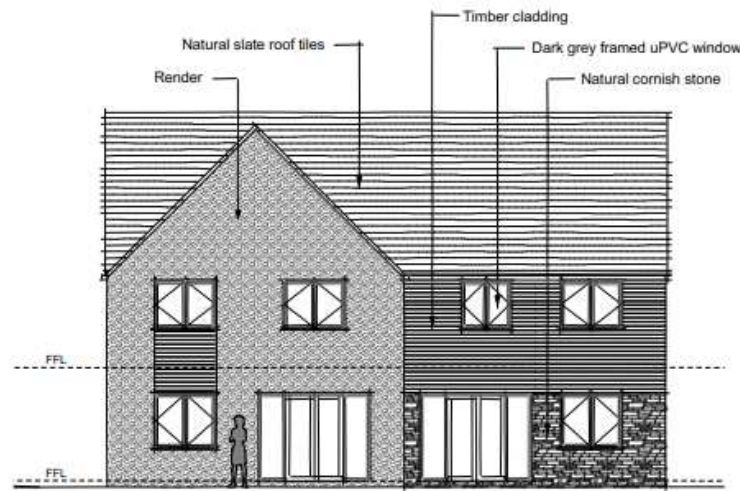
Example proposed floorplans and elevations – Plots 5 & 6 – not to scale

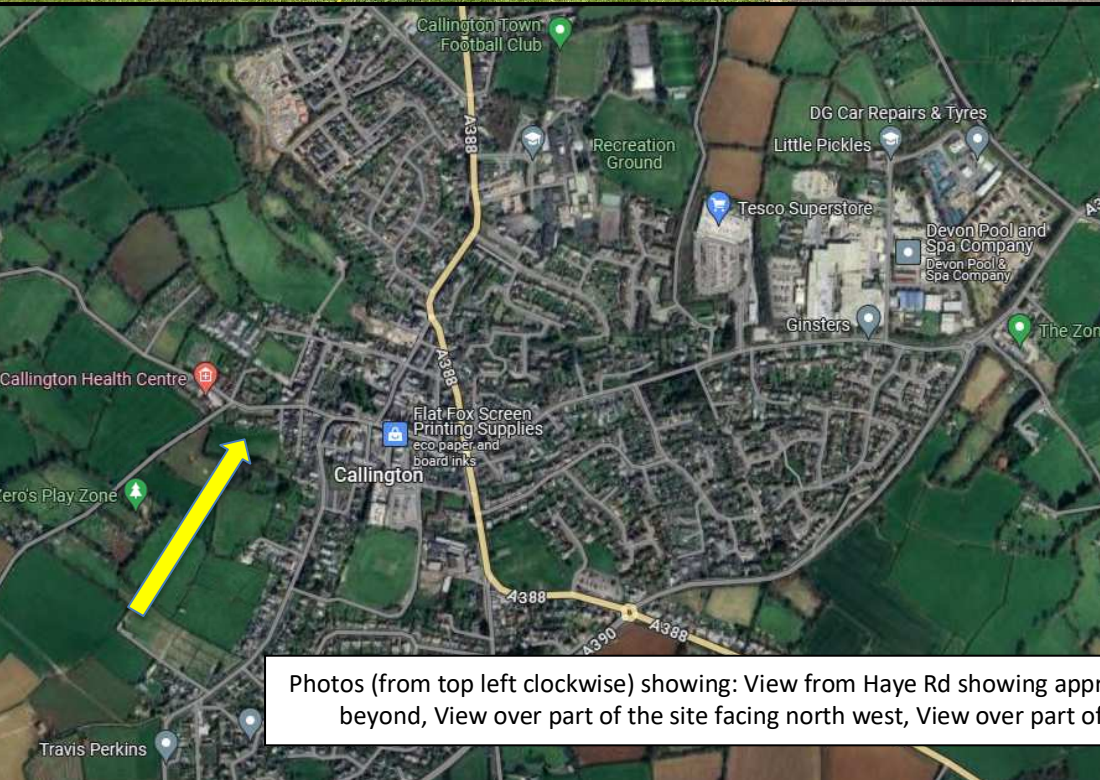


PROPOSED FF PLAN - 49m²



PROPOSED GF PLAN - 52m²





Photos (from top left clockwise) showing: View from Haye Rd showing approximate location for new entrance to be formed (arrowed) with Health Centre beyond, View over part of the site facing north west, View over part of the site facing west, Map of Callington showing location of site (arrowed)



Photo showing view from the site facing West overlooking countryside.