

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

Guide Price - £2.65m

North Roskear Road, Tuckingmill, Camborne,
Cornwall TR14 8PR

2.75 Acres
(1.11 Hectares)

Summary

- Development land with extant planning permission for 53 dwellings
- Mining works remediated
- Contamination removed from the site
- Majority of ground works completed or in progress
- No affordable housing
- Close to a wide range of local amenities and easy access to the A30

Location:

Camborne benefits from good transport links by the A30 trunk road, which has points of access to both the east and west of the town. It also hosts railway connections on the main Penzance to Paddington line. The Camborne/Pool/Redruth conurbation is the most populated part of Cornwall with a combined urban population of around 59,100 (NOMIS Census). It is also an area undergoing significant ongoing regeneration.

Description:

The site is triangular in shape and is mostly clear and level. There is one remaining heritage building on the site on the western boundary, the other two

were structurally unsound and removed, but the stone has been retained to be included within the subsequent development. There is an extant planning consent for the construction of 53 dwellings, which will comprise 36 x 2/3 bed houses, 5 x 1 bed flats, 6 x 1 bed flats, 5 x 2 bed bungalows and 1 x 1 bed bungalow.

The mining works have been remediated and the contamination on the site removed. In addition there is no affordable housing provision, and all units are open market.

Accommodation:

All areas are approximate and measured on Nimbus.

	hectares	acres
Site area	1.11	2.75

Services:

We are advised that mains water, electricity and drainage are all available in the vicinity however interested parties should make their own enquiries.

Planning:

Cornwall Council granted detailed planning permission under application number PA19/09186. The permission is subject to 14 conditions.

A subsequent application has been made to Cornwall Council to discharge conditions 3, 4, 7, 8 & 9 under application number PA22/02721 and is awaiting a decision.

Terms:

The freehold of the site is available.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Data pack:

A comprehensive data pack is available, please enquire.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Joanne High

Tel: 07525 984443

Email: jhigh@vickeryholman.com

Alan Treloar

Tel: 07841 150 714

Email: atreloar@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP

