

For Sale

Guide price £825,000

Land at Treleigh, Redruth, Cornwall TR16 4BE

**0.805 ha
(1.99 acres)**

Summary

- Rare freehold land opportunity
- Planning consent for exciting new development of 25 units
- 1.99 acre site
- Permission for residential development obtained PA23/03089
- Close to local amenities
- Easy access to main A30 trunk road

Location:

This land is situated at Treleigh, on the outskirts of Redruth and is within easy reach of local amenities and is set between other residential development and open fields. The railway line lies to the north west of the land.

A junction with the main A30 trunk road is a short distance away from the site giving homeowners convenient road links to the wider area for work and social purposes.

Description:

This opportunity is made up of a relatively level, green field with residential development at Park Rosmoren to the south east and other housing to the west. The consented scheme brings access in from the main road to the southern boundary.

Accommodation:

The land has an approximate area of 0.805 hectares (1.99 acres) measured from Edozo mapping system.

Services:

We understand that mains electricity, water and drainage are all in the vicinity. Interested parties should make their own enquiries.

Planning:

The land benefits from planning approval PA23/03089 for the construction of 25 dwellings. This permission can be viewed on the Cornwall Council planning portal as follows:-

[PA23/03089 | Construction of 25 dwellings | Land At Treleigh Redruth Cornwall TR16 4BE](#)

The planning provides for 7 of the dwellings to be Affordable; a s106 Agreement has been signed and is available. This also details off site contributions that will be due.

Of the Affordable, 3no. are to be shared ownership and 4no. social rented.

In more detail the approved mix of accommodation is as follows: -

Open market – 9no. 3 – bed and 9no. 4 - bed
Affordable – 2no. 2 - bed, 2no. 3 - bed and 3no. 1 - bed

Terms:

The land is for sale freehold.

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.

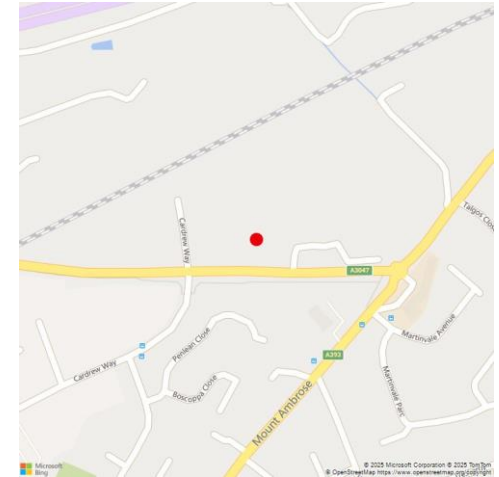
VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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

Interested parties must attempt to view on site without a prior appointment with the agents.



CONTACT THE AGENT

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Walsingham House, Newham Road, Truro,
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TO BE READ IN CONJUNCTION WITH DRAWING - JP02 PROPOSED GHOST ISLAND JUNCTION AND PEDESTRIAN REFUGE



Open Market					Open Market	
Ref	Quantity	House Type	Floor Space (GIA)	% of total units	Total (GIA)	Ref
B3	9	3 Bed	112m ²	36%	1008m ²	2
B3*	4	4 Bed	114.4m ²	16%	457.6m ²	3
B4	5	4 Bed	134.8m ²	20%	674m ²	4
						5
						6
						7
						8
						9
						10
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						17
						18
						19
						20
						21
						22
						23
						24
						25
Total					72%	
Affordable						
Ref	Quantity	House Type	Floor Space (GIA)	%	Total (GIA)	Ref
A1	3	1 Bed Apartment	57.4m ²	12%	172.2m ²	34
A2	2	2 Bed	79m ²	8%	158m ²	35
A3	2	3 Bed	93.3m ²	8%	186.6m ²	36
						37
						38
						39
						40
						41
						42
						43
						44
						45
Total					28%	
Net total					100%	
Site Area			7773m ²			

THIS DRAWING IS COPYRIGHT
Contractors and Consultants must check all dimensions on site.
Any discrepancies to be reported to Laurence Architecture before
work proceeds. This drawing shall be used only for the purpose
intended.
PLEASE DO NOT SCALE OR CONSTRUCTION PURPOSES.

Notes:

Rev.	Description	Drawn	Date
A	Amendments to Access	JE	13/06/20 23
B	Site plan amended to highway consultants design	JE	20/06/20 23
C	Amendments to highways design	JE	23/06/20 23
D	Amendments to site layout for planning	JE	14/11/20 23
E	A3 GIA updated	JE	07/12/20 23

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planning | architecture | landscape

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Project Title:
Lifestyle Homes Cornwall

Project Address:
Land at Treleigh Redruth Cornwall, TR16 4BE

Client:
Lifestyle Homes Cornwall Ltd - Palshull Hall, Burhill Green South Staffordshire, WV6 7HY

Drawing Title:
PROPOSED SITE PLAN - GROUND FLOOR

Scale:
1:500@A3

Date:
JAN 23

Drawing No:
22200-PL-00-04

PLANNING

PROPOSED SITE PLAN GROUND FLOOR
1:500

