

**For Sale**

Guide price £1.3m

Residential Development Site with Outline  
Planning Permission - Branwell Lane, Eastern  
Green, Penzance, TR18 3DH

1.01 acres





# Summary

- Outline Planning Permisson – Application reference PA24/05444
- Approx. 0.47 ha (1.01 acre) site
- Building with 805 sq m (8,668 sq ft) NIA
- Level walk to nearby amenities
- Short distance from beach at Eastern Green



## Outline Planning Permission:

Outline Planning Permisson (OPP) with some matters reserved (appearance, landscaping and scale) for 17 dwellings was granted on 11<sup>th</sup> April 2025 (planning reference: PA24/05444), subject to 15 conditions. Out of the 17 dwellings approximately 12 will be open market and 5 will be affordable, of these 1 will be shared ownership and 4 will be social rented.

## Section 106:

The Section 106 Agreement, dated 8<sup>th</sup> April sets out the contributions payable in accordance with the OPP. This is contained within the Data pack.

## Data Pack:

A data pack including plans and other supporting information is available on request to serious applicants, please enquire OR please see the plans and associated documentation on the Cornwall Council planning website.

## Services:

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

## EPC / MEES:

Awaited.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £55,500 therefore making the approximate Rates Payable £28,416 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Guide Price:

We are offering the freehold for sale via Private Treaty.

**Guide price £1.3m.**

## Legal fees:

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

## Money laundering:

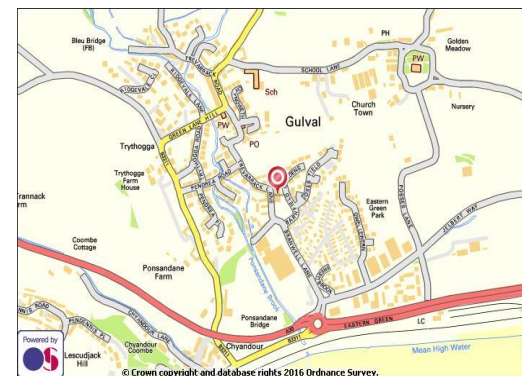
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## 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.



## CONTACT THE AGENT

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## Truro Office

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# Proposed Site Plan

