

**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**For Sale**

Land Off Grampound Road, Truro, Cornwall, TR2 4EA

3.1 Acres (1.25  
Hectares)

## Summary

- Land with outline planning consent for residential development
- 3.1 acres (1.25 hectares)
- OIRO £750,000
- Freehold for sale via Private Treaty

### Location:

The land is situated in the well-regarded village of Grampound Road, adjacent to an area designated as of Great Landscape Value.

Grampound offers a good range of day-to-day amenities, including a local shop, and a primary school.

The cathedral city of Truro is approximately 6 miles away and provides a wide choice of shopping, employment, restaurants, and leisure facilities.

It adjoins the Roseland Peninsula, an Area of Outstanding Natural Beauty, with extensive beaches and coastal walks.

The location also benefits from convenient access to the A30, enabling easy travel across Cornwall and beyond, while Truro's mainline railway station offers further regional and national connectivity.

### Description:

The land is bound by residential dwellings to the north, public highway (South Street) to the east, agricultural land and a small commercial yard to the south and the village cricket ground to the west.

The land is relatively level with access onto the public highway provided in the north east corner.

The freehold is registered under title number CL363117.

### Services:

We understand that mains electricity, water and drainage are located nearby; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

### Planning:

The land benefits from outline planning permission (PA21/07851), granted in March 2025, for up to 35 dwellings with all matters reserved. The consent includes a requirement for a minimum of 50% affordable housing in accordance with Policy 9 (rural exception sites).

Since the consent was issued, changes to the National Planning Policy Framework (NPPF), together with Cornwall Council's drive to bring forward development on sustainably located village-centre sites, mean that schemes may no longer need to be affordable housing-led, although affordable-led proposals may still be prioritised.

In our view, this creates a potential window of opportunity for an incoming purchaser to explore

bringing the site forward under Policy 8, should they wish to do so.

### Terms:

We are offering the freehold for sale via Private Treaty, seeking offers in the region of £750,000 on an unconditional or conditional basis.

### Legal fees:

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

### Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds, upon acceptance of an offer.

### 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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