Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

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 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.

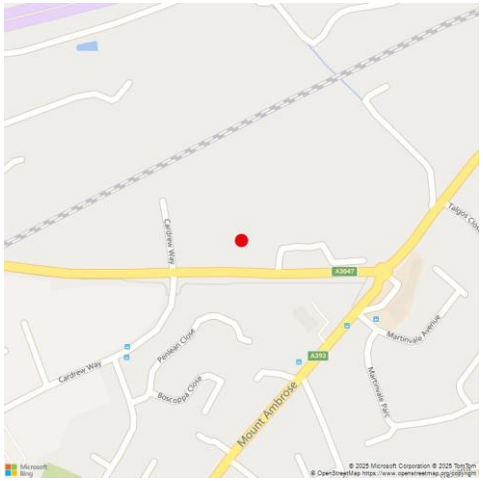
VAT:

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 not attempt to view on site without a prior appointment with the agents.



CONTACT THE AGENT

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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

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TO BE READ IN CONJUNCTION WITH DRAWING - JP02 PROPOSED GHOST ISLAND JUNCTION AND PEDESTRIAN REFUGE

PROPOSED SITE PLAN GROUND FLOOR
1:500

Open Market					
Ref	Quantity	House Type	Floor Space (GIA)	% of total units	Total (GIA)
B3	9	3 Bed	112m²	36%	1008m2
B3*	4	4 Bed	114.4m²	16%	457.6m2
B4	5	4 Bed	134.8m²	20%	674m2
Total	18			72%	
Affordable					
Ref	Quantity	House Type	Floor Space (GIA)	%	Total (GIA)
A1	3	1 Bed Apartment	57.4m²	12%	172.2m2
A2	2	2 Bed	79m²	8%	158m2
A3	2	3 Bed	93.3m²	8%	186.6m2
Total	7			28%	
Net total	**25**		**2652.8m²**	**100%**	
Site Area			7773m²		

Open Market	
Plot	House Type
1	A2
2	B3
3	B4
4	B4
5	B3*
6	B3*
7	B3*
8	B4
9	B3
10	B3
11	B3
12	B3
13	B4
14	B3
15	B4
16	B3*
17	A2
18	B3
19	B3
20	A1
21	A1
22	A1
23	B3
24	A3
25	A3

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

Notes:

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

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 - Patshull Hall, Burnhill Green South Staffordshire, WV6 7HY

Drawing Title:
PROPOSED SITE PLAN - GROUND FLOOR

Scale: 1:500@A3	Drawn: SD
Date: JAN 23	Checked: KT
Drawing No: 22200-PL-00-04	Rev: E

PLANNING

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