
Vickery Holman
Property Consultants
Cornwall | Devon | Somerset | Bristol
Planning approved
for 175 dwellings
Ref: PA23/00807
For Sale
OIRO £500,000
Land Off Harmony Road Roche, PL26 8EJ
2.14 Acres
(0.87 Hectares)

Summary

- 2.14 acres with access onto the public highway
- Freehold
- Adjacent to A391 St Austell Link Road
- OIRO £500,000 STP

Location:

Roche is a village situated in central Cornwall, approximately 6 miles north of St Austell and 8 miles south-west of Bodmin. The village has a resident population of approximately 2,500.

Roche is historically associated with Cornwall's China clay industry, which has played a significant role in the local economy.

The village benefits from good transport links, with convenient access to the A30, providing connections across Cornwall and beyond. It has a range of facilities including a primary school, co-op and several food outlets.

The nearby railway station provides services to Newquay and Par and onward connections to the main Penzance to Paddington line.

Description:

The land extends to 2.14 acres. It is situated on the outskirts of the village of Roche, lying adjacent to Harmony Road and the A391 connecting St Austell to the A30 at Victoria.

Services:

We understand that mains electricity, water and drainage are available nearby; however, these services have not been tested by the agents.

Interested parties should make their own enquiries.

Development Potential:

The land is relatively level with access onto the highway and pavement into the village. The land was submitted to Cornwall's 2025 Call for Sites and nominated as having potential for development.

We believe Cornwall's lack of a five-year housing land supply, combined with the government's housing targets and the new National Planning Policy Framework, presents a window of opportunity to bring the site forward for immediate development, subject to planning permission.

Terms:

We are offering the Freehold for sale via Private Treaty, seeking offers in the region of £500,000 on a conditional basis.

Legal fees:

Each party is responsible for their own legal fees in association with this transaction.

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

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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Vickery Holman Property Consultants

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.

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