

DEVELOPMENT SITE FOR 14 DWELLINGS

ASHTON, HELSTON, TR13 9SF

- Reserved Matters Planning Permission
- For a rural exceptions housing scheme
- Approximately 0.73 ha (1.80 acres)
- Guide Price £275,000

View across the site looking NE

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

KLP
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LAND AND PLANNING

THE SITE – TR13 9SF

An opportunity to acquire a greenfield development site with the benefit of outline planning and subsequent reserved matters planning permission for a rural exceptions housing scheme of 14 dwellings with 50% affordable housing, situated on the southern edge of the village of Ashton in the Parish of Breage, between Penzance and Helston.

The site will be accessed from Rinsey Lane, with the access having been approved at the outline planning stage and all other matters such as scale, layout, appearance and landscaping have now been approved by the reserved matters planning permission. Pre-commencement planning conditions have also now been discharged (Nos. 4, 5, 6, 12 & 13). The Red lined area on the planning application (which includes the access area) extends to approximately 0.73 hectares (1.80 acres) and is relatively level.

SITUATION AND AMENITIES

Ashton is located on the southwest Cornish coast on the main A394 road between Penzance (c. 8 miles) and Helston (c. 4 miles). It is situated within close proximity to the beautiful coastal areas of Porthleven to the southeast, Marazion and St Michael's Mount to the west, and Prussia Cove, Keneggy Sands, Praa Sands and Rinsey Cove in between, and is only a short distance to St Ives Bay to the north. The far west of Cornwall is an acknowledged and "upwardly-mobile" centre for tourism, with agriculture and fishing remaining important to the local economy. Ashton is on the bus route for both Helston and Penzance which both have a good range of shops, schools and amenities plus there are primary schools in the nearby villages of Breage and Porthleven.

METHOD OF SALE

For sale by Auction on 22nd July 2024, unless sold prior. Offers are invited for this freehold site from a guide of £275,000 (plus fees). There is an auction legal pack available from our Joint Agents, Clive Emson, with confirmation of obligations in the title and transfer relating to relocation of a soakaway, and to putting in an estate road and services to the adjacent land to allow for future development. **PLEASE NOTE:** The owner may also consider offers or an option for the land to the west, subject to separate negotiations.

SERVICES

We are informed that there is no mains gas in the area, mains electricity is currently running overhead along the western boundary with a pole in the northwest corner of the site. All interested parties should make and rely upon their own enquiries of the relevant services providers with regards to the proposed development.

PLANNING

Outline planning permission was granted via appeal on 10th September 2020 (Ref.APP/D0840/W/19/3243611) following a refusal notice by Cornwall Council dated 22nd October 2019 (Ref.PA19/06000). There is an associated S106 legal agreement detailing the affordable housing requirement, on site public open space and contributions towards off site public open space and education. Reserved matters planning permission (Ref.PA22/06975) was granted on 2nd March 2023 for the appearance, landscaping, layout and scale, pursuant to the outline consent for a rural exception scheme. **PLEASE NOTE THAT NO CIL IS LIABLE ON RURAL EXCEPTION SITES.**

Another planning application (Ref.PA22/06368) was validated on 11th July 2022 to discharge planning conditions: Condition 4 - Ground investigations, Condition 5 - Surface water drainage and foul disposal, Condition 6 - Land Contamination, Condition 12 - Pedestrian Refuge, Condition 13 - Pedestrian footway and lighting. Copies of the plans, planning permissions, S106 and technical information are held on file by the agents and available via a dropbox link upon request. The full legal pack is available from Clive Emson Auctions – Tel. 01392 366555.

VIEWING

In the first instance please contact Philip Taverner at KLP to arrange a viewing.

CONTACT – REF: 729/PT/R3



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Only signed dimensions are to be used. Any discrepancies to be
reported to Laurence Associates before work proceeds. This
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PLEASE DO NOT SCALE FOR CONSTRUCTION PURPOSES.

Notes:

Rev.	Description	Drawn	Date
A	Access plan added, Indicative layout name amendment	CR	20/08/2019
B	REVISED INDIACTIVE SITE PLAN LAYOUT	BC	19/04/2022
C	AMENDED DRAWINGS	BC	09/08/2022



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Project Title:
RESERVED MATTERS APPLICATION FOR
RURAL EXCEPTIONS HOUSING SCHEME

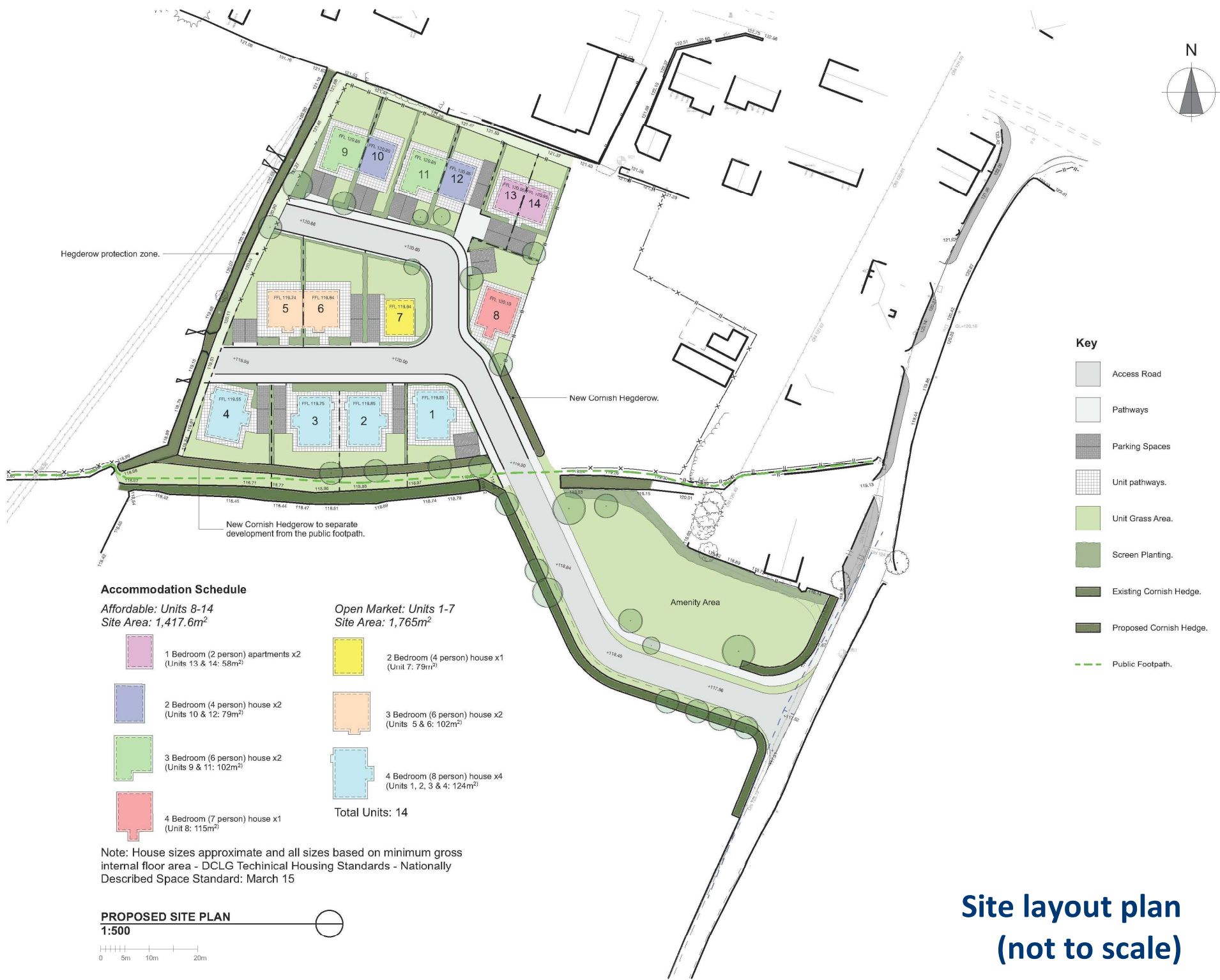
Project Address:
LAND OFF RINSEY LANE
ASHTON
CORNWALL

Client:
MR A BALLARD

Drawing Title:
PROPOSED SITE LAYOUT

Scale: 1:500@A2	Drawn: JR
Date: 05/22	Checked: BC
Drawing No: 16416-PL-00-04	Rev: C

PLANNING



Key

- Access Road
- Pathways
- Parking Spaces
- Unit pathways.
- Unit Grass Area.
- Screen Planting.
- Existing Cornish Hedge.
- Proposed Cornish Hedge.
- Public Footpath.

Accommodation Schedule

Affordable: Units 8-14
Site Area: 1,417.6m²

Open Market: Units 1-7
Site Area: 1,765m²

- 1 Bedroom (2 person) apartments x2 (Units 13 & 14: 58m²)
 - 2 Bedroom (4 person) house x2 (Units 10 & 12: 79m²)
 - 3 Bedroom (6 person) house x2 (Units 9 & 11: 102m²)
 - 4 Bedroom (7 person) house x1 (Unit 8: 115m²)
 - 2 Bedroom (4 person) house x1 (Unit 7: 79m²)
 - 3 Bedroom (6 person) house x2 (Units 5 & 6: 102m²)
 - 4 Bedroom (8 person) house x4 (Units 1, 2, 3 & 4: 124m²)
- Total Units: 14**

Note: House sizes approximate and all sizes based on minimum gross internal floor area - DCLG Technical Housing Standards - Nationally Described Space Standard: March 15

PROPOSED SITE PLAN
1:500




Site layout plan
(not to scale)

OS Location Plan (not to scale)



LOCATION PLAN
1:1250



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Notes:

Rev.	Description	Drawn	Date



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Project Title:
**PROPOSED OUTLINE APPLICATION FOR
RESIDENTIAL DEVELOPMENT**

Project Address:
**LAND OFF RINSEY LANE
ASHTON
CORNWALL**

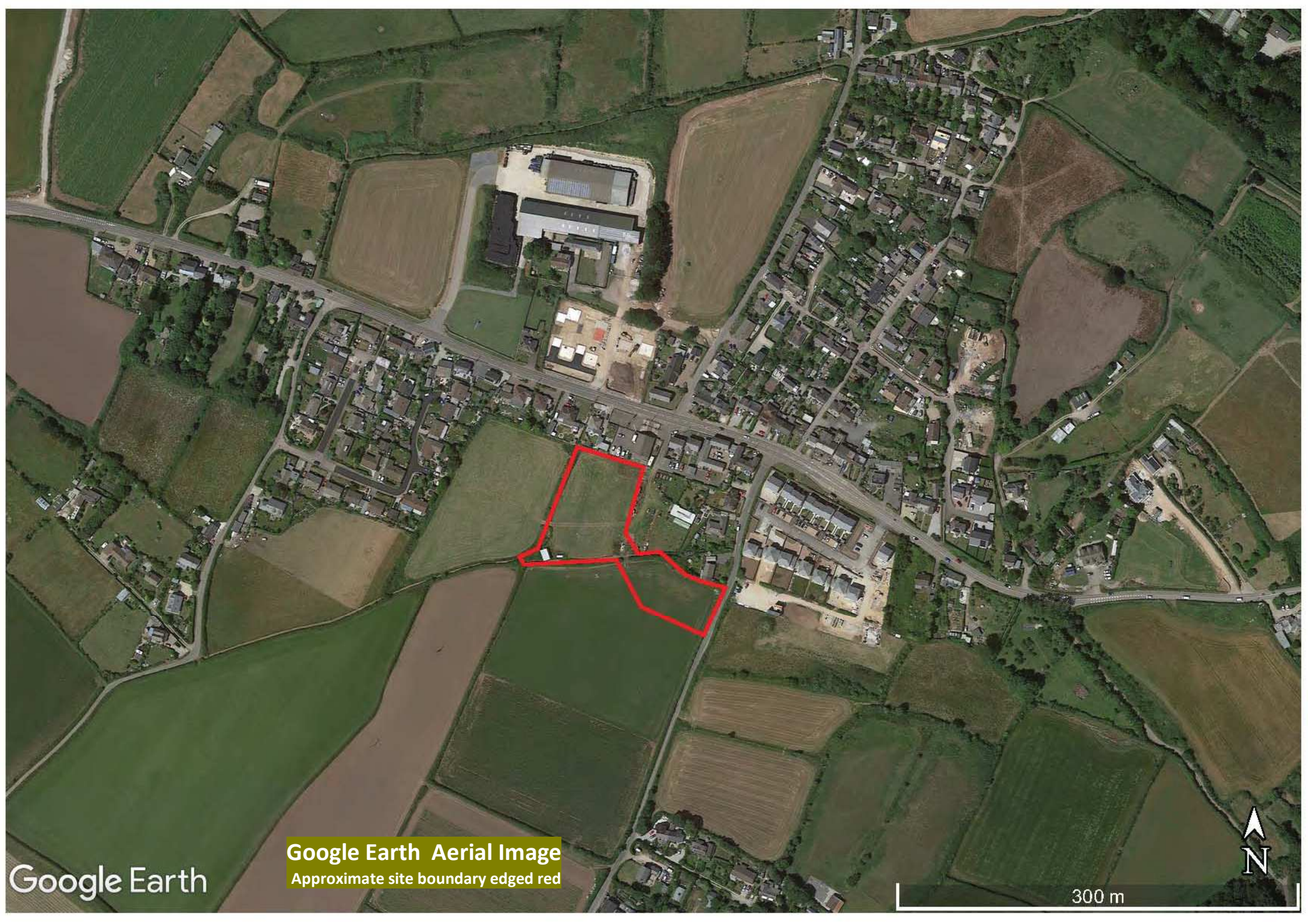
Client:
MIR A BALLARD

Drawing Title:
LOCATION PLAN

Scale: 1:1250@A2	Drawn: DW
Date: 08/19	Checked:

Drawing No:
16416-PL-00-01

PLANNING



Google Earth

Google Earth Aerial Image
Approximate site boundary edged red





View across the site looking SW