

DEVELOPMENT SITE FOR 21 DWELLINGS

PERRAN FOUNDRY, Nr TRURO



- Detailed planning approval (ref. PA19/01892)
- Proposed construction of 21 new houses
- Offers invited in excess of £1,000,000

Aerial view showing the site outlined

THE SITE – TR3 7JR

KLP are delighted to offer to the market this unique development opportunity located in the desirable location of Perranarworthal, close to Truro in Cornwall. Located just off the A39, the site, which extends to c. 0.3ha / 0.75 acres, is within easy reach of both Truro and Falmouth. The development site being offered for sale comprises of Phase 2 of a larger development (Phases 1 and 3 have already been completed). The clients' professional team have advised KLP that detailed planning approval (ref: PA19/01892) has been commenced for the construction of the 21 new dwellings. The approved plans show the construction of 8 x 3 bedroom houses and 13 x 2 bedroom houses, with a total floor area described as being 2754.4sqm (29,649sqft).

Significant works have been undertaken on site in preparation for the proposed development, including the installation of piled foundations – for which technical information is available from the Agents upon request as part of their planning/technical pack.

PERRANARWORTHAL, TRURO

The site forms part of a historic landmark development that was once one of three major iron foundries in Cornwall, which manufactured steam pumping engines for draining tin and copper mines.

The nearest village of Perranwell Station offers amenities including a primary school, pub, church, post office and village shop, active village hall, football and cricket clubs, together with a rail branch line link to both Truro and Falmouth.

A short drive from the site is Mylor, providing access to arguably some of the best day-sailing waters in the UK. Falmouth and Truro are each approximately six miles away and offer a wide range of facilities including excellent schools and colleges, hospitals, the National Maritime Museum, Hall for Cornwall and mainline railway connection to London Paddington.

PLANNING

Detailed planning permission ref. PA19/01892 was approved by Cornwall Council on 20th December 2019 for an “Amended scheme for Phase 2 of development to provide 30 residential units (increase in 8 units) without compliance with condition 2 in respect of decision PA13/06293 dated 14.11.13 to reduce number to 21 units”. A further planning application ref. PA21/02836 discharges conditions 5 and 13 of the above consent.

A comprehensive planning and technical pack is available electronically from the Agents upon request.

METHOD OF SALE & VAT

Offers are invited for the freehold of the site in excess of £1,000,000 (One million).

The Agents are advised that VAT will not be applicable to the sale price.

VIEWING

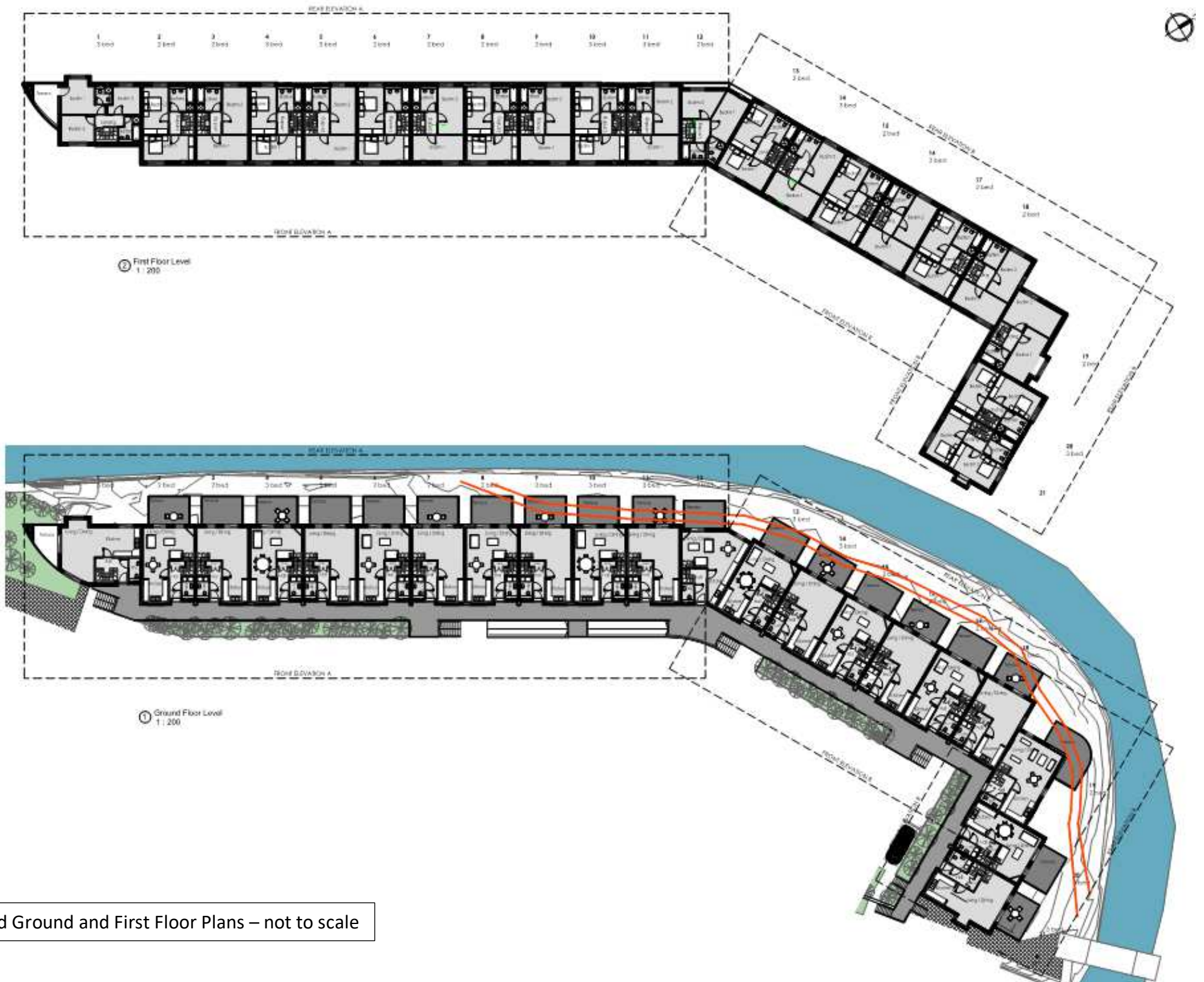
Please contact KLP in the first instance to arrange a viewing of the site.

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Proposed Ground and First Floor Plans – not to scale

Proposed Elevations – not to scale





Indicative CGI images showing proposed development





Aerial image overlooking the site facing south west



Photos showing (clockwise from top left) – Entrance to the Perran Foundry site, Vehicular access bridge, View across the site facing south, View from the access bridge facing north east across part of the proposed development site.