

DEVELOPMENT SITE FOR 10 DWELLINGS BLACKWATER, TRURO, TR4 8ET

- Reserved Matters Planning Permission Ref.PA21/11301
- For a rural exceptions housing scheme
- Approximately 0.50 ha (1.24 acres)
- Guide price £250,000

View across the site looking south west

THE SITE – TR4 8ET

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 10 dwellings with 4 open market houses, 4 social rented affordable houses and 2 intermediate affordable houses. The site is situated centrally within the village to the south of the Post Office and extends to approximately 0.50 hectares (1.24 acres).

ACCOMMODATION SCHEDULE					
OPEN MARKET					
	Name	Storeys	Bedrooms	sqft	
	D	2 Storey	3 Bed house	949ft ²	2
	X	2 Storey	4 Bed house	1173ft ²	1
	Z	2 Storey	4 Bed house	1536ft ²	1
	TOTAL				4
AFFORDABLE HOUSING UNITS - SOCIAL RENTED					
	Name	Stories	Bedrooms	sqft	
	2B4P	2 Storey	2 Bed house	852ft ²	3
	3B5P	2 Storey	3 Bed house	1001ft ²	1
	TOTAL				4
AFFORDABLE HOUSING UNITS - INTERMEDIATE					
	Name	Stories	Bedrooms	sqft	
	2B4P	2 Storey	2 Bed house	852ft ²	1
	3B6P	2 Storey	3 Bed house	1099ft ²	1
	TOTAL				2
	GRAND TOTAL				10

SITUATION AND AMENITIES

The village of Blackwater is located in the parish of St Agnes between Truro and Redruth and benefits from a Primary School, busy post office and local store, public house, institute/village hall and good communication links with the A30.

METHOD OF SALE

Offers in the region of £250,000 are invited for this freehold site.

SERVICES

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 (Ref.PA17/04405) was granted by Cornwall Council for an exceptions housing scheme for 10 dwellings, including access, layout and associated landscaping on land south of the post office, Blackwater on 16th November 2018. There is an associated S106 legal agreement detailing the affordable housing and financial contributions requirements.

A subsequent planning permission (Ref.PA20/10083) for a variation to condition 1 (layout to be added as a reserved matter) was approved on 5th November 2021. There is an associated deed of modification S106 legal agreement which is supplemental to the “principal deed” which was bound to the outline permission (Ref.PA17/04405). Reserved matters planning permission (Ref.PA21/11301) was then granted on 16th May 2022. **PLEASE NOTE THAT CIL IS NOT LIABLE ON RURAL EXCEPTION HOUSING SITES.**

Copies of the plans, planning permissions, S106 documents and certain technical information are available from the agents upon request.

VIEWING

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

CONTACT – REF: 883/PT



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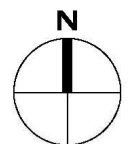
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Site layout plan (not to scale)



OS Location Plan (not to scale)



LAND SOUTH OF THE POST OFFICE, BLACKWATER

LOCATION PLAN

DATE : JANUARY 2021
DRAWN : DJE

DRAWING TITLE : LOCATION PLAN
DRAWING NO : 0731-101
SCALE : 1:1250@ A3

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FOCUS
ON DESIGN

Proposed Street Scenes (not to scale)



STREET SCENE 1-1



KEY PLAN 1:1000



STREET SCENE 2-2



Google Earth

Google Earth Aerial Image
Approximate site boundary edged red

100 m



Site photos – Above: Panoramic site view looking SW, bottom left: Institute at SW of site from road, bottom right: road frontage looking NE

