



**A LEVEL RESIDENTIAL DEVELOPMENT SITE WITH EXCELLENT
ACCESS SITUATED WITHIN THE VILLAGE OF ROCHE
CONVENIENTLY LOCATED FOR THE MAIN A30 ROADWAY**

**LAND AT THORNTON CLOSE,
ROCHE,
CORNWALL,
PL26 8TR**

Guide £300,000



LOCATION

This land is situated within the village of Roche immediately to the north of Thornton Close.

The land is level and provides easy access on to the main A30 roadway.

DESCRIPTION

The property comprises a gently sloping site which has outline planning consent for the development of 24 dwellings in total.

6 plots will be affordable self-build units.

6 plots will be open market self-build units.

The remaining 12 will be open market conventionally built units.

Outline planning consent was granted under planning application number PA18/11742 for Outline planning permission with all matters reserved: Proposed Residential Development.

Further information can be obtained from the Agents or Cornwall Council.

There is a £7000 Transportation contribution.

Public open space contribution amounts to £496 per affordable dwelling and £1730 per open market dwelling.

Education contribution amounts to £2736 per open market dwelling.

SITE

The site extends to approximately 0.99 hectares (2.45 acres) and is as shown edged red on the attached plan for identification purposes.

TENURE

The entire site is Freehold and offered with vacant possession on completion.

SERVICES

Mains water, electricity and drainage are understood to be on site or close by.

PLANS

Plans are available from the Agents upon request.

METHOD OF SALE

The property is being offered for sale by Private Treaty. Please note that one of the site owners is an employee of Jefferys.

DIRECTIONS

From the centre of Roche proceed along the B3274 towards the Goss Moor and Iron Bridge. Turn left into Parkwoon Close where Thornton Close can be found on your right hand side. The development land is to the north of Thornton Close.

VIEWING

Strictly by prior appointment through the Vendors Agents – **Jefferys. Tel 01579-342400**



PLANNING

Cornwall Council Planning, County Hall,
Truro, TR1 3AY. Telephone: 0300 1234 151

PLANNING CONSULTANT

New Dimensions
David Alcock
Architectural & Civil Engineering
Design and Planning
Residential: Commercial:
Industrial & Agricultural Projects
Tel: 01726 844805
E: David@newdims.co.uk

SOLICITORS

Stephens Scown
Truro

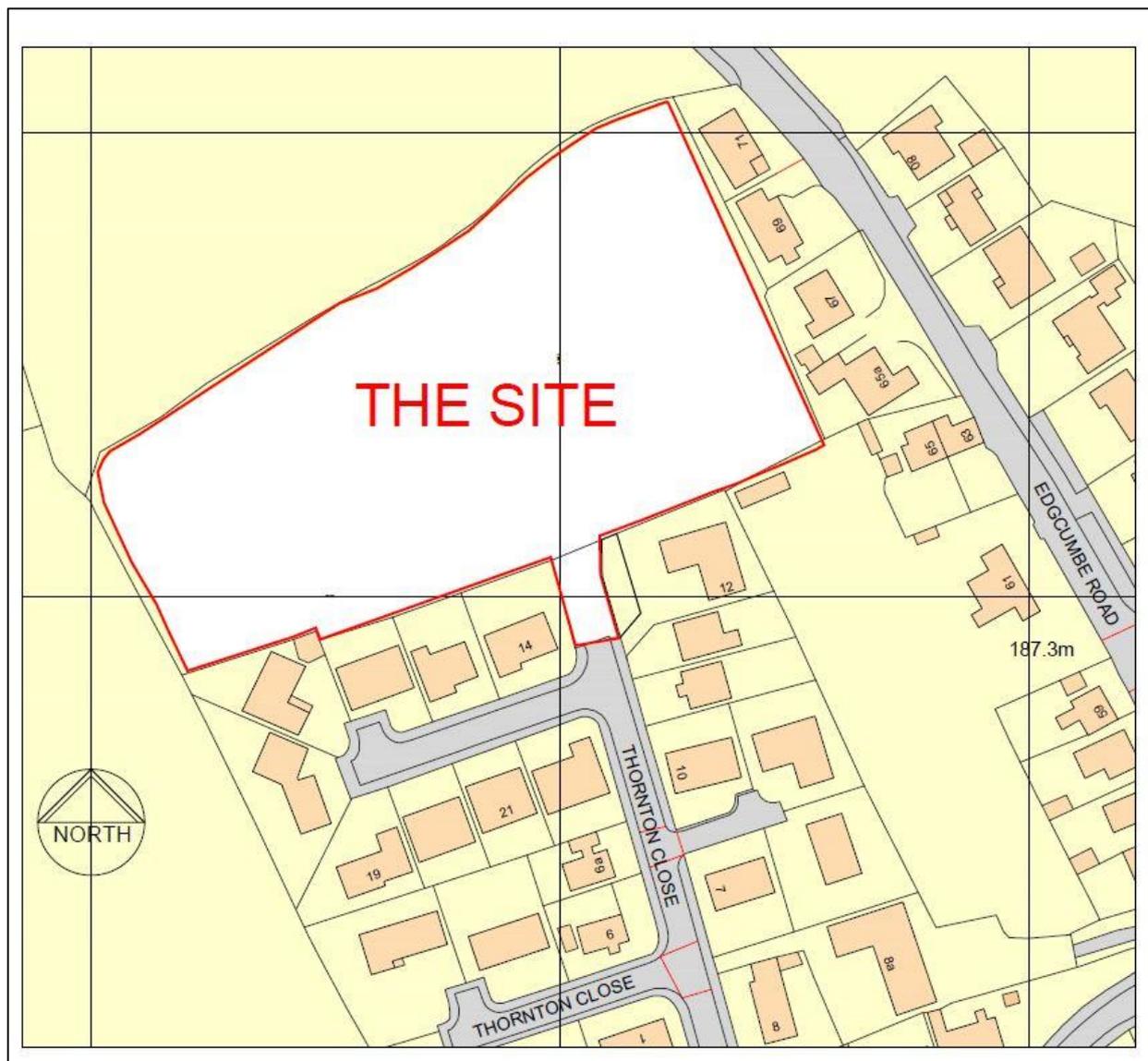
WATER

South West Water, Peninsula House, Rydon
Lane, Exeter, EX2 7HR. Telephone: 0800 169
1133

ELECTRICITY

Western Power Distribution, Lostwithiel
Road, Bodmin, PL31 1DE. Telephone: 0845
601 2989





For Identification Purposes Only.
Not to be relied upon.

St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

ESTABLISHED 1865
Jefferys