

# RESIDENTIAL & COMMERCIAL DEVELOPMENT OPPORTUNITY

WEST TOLGUS, REDRUTH, CORNWALL,

- Residential & Commercial Development Opportunity
- Outline Planning Permission
- Approximately 5.81 acres
- Prime main road location
- Proposed Mixed Use Development of Residential (up to 60 Dwellings) and Commercial / Business / Service (up to 1750 sq m)

FOR SALE BY INFORMAL TENDER BY 12<sup>th</sup> July 2024

**SW**  
SOUTH WEST LA

## DESCRIPTION

Development site in a prime main road location situated on the busy A3047 Redruth link road which has just been granted an outline planning for Commercial/ Business with proposed A1, A2, B1(a) & (b). The site forms part of the pre-application within the allocation under reference: CPIR-UE1 for the allocation of Approx. 280 dwellings and 3,000sqm of B1a and / or B1c employment space. This site is split into 2 sections with conformed interest in the residential element which should conclude in June 2024. Treveth Developments have secured the site adjacent and are currently in the process of the first phase to construct 185 new homes.

## LOCATION

West Tolgus is situated on the immediate fringe of Redruth, where you will find a plethora of Independent shops, Tesco Supermarket, Leisure Centre and Local Cinema. Furthermore, the Water sports and Angling Centre at Stithians Lake and Country Park provides excellent facilities for fun on the water, located 5 miles south of Redruth, the lake is reputed to be one of the windiest inland waters in England so it's a great location for sailing and windsurfing, with facilities including dedicated walking areas, café and cycling trails. The town has excellent transport links, with direct access onto the A30 with Falmouth 10 miles to the South and Truro 10 miles to the East. The town is served by a mainline train station to London Paddington and excellent bus links around all immediate parts of Cornwall.

## PLANNING

Outline Planning Permission with all matters reserved: Proposed Mixed Use Development of Residential (up to 60+ Dwellings) and Commercial / Business / Service up to 1750 sq m.

Conditional approval granted 2<sup>nd</sup> May 2024

Outline application under reference PA21/02425.

## TECHNICAL

S106 Approved, conditional planning granted with all matters reserved.

A full pack of technical information including copies of the planning permission, planning documentation, utility information and geotechnical report is available from the agents.

There is a small triangular parcel of land in the southern corner of the site that adjoins the main carriageway and trunk road which is owned by Cornwall Council. This parcel of land was compulsory purchased back in the 1960's when the road was ungraded and was intended to be used for visibility splays. The road was eventually downgraded back to a single carriageway in 2012 and therefore this parcel has been subject to a direct approach to relinquish ownership for further development. The land on the opposite side of the trunk road has been sold to allow the current development of 185 new homes by Treveth.

## METHOD OF SALE

Unconditional offers for the site are being invited for the whole site by informal tender with a closing date of midday on 12<sup>th</sup> July 2024.

## VIEWING

The viewing is strictly by appointment with the agents.

## CONTACT

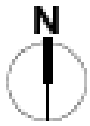
Chris Sample

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07803 731579

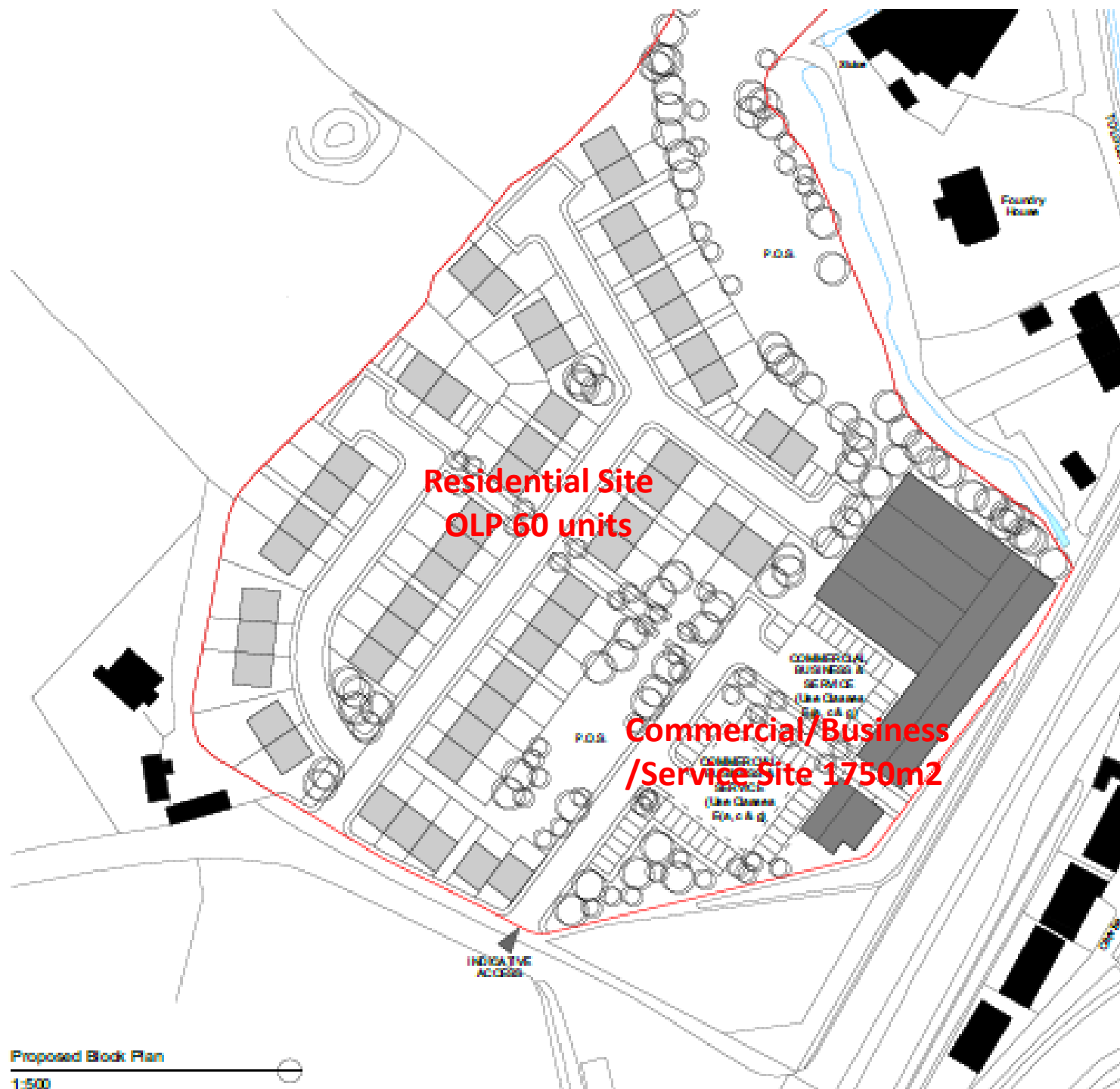


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Location Plan

1:1250



Proposed Block Plan

1:500

1:1250



PROJECT  
DOWD MALL & 1000 DEVELOPMENT LTD

PROPOSAL  
Proposed Mixed Use Development, Residents & Commercial Business Units at Lower Tolpudden, Tolpudden, County Wick, Ireland

DOCUMENT  
Location & Block Plan as Proposed - 15/05/2014

DATE 15/05/2014	SCALE A.A.	STATUS REVISED
DATE 15/05/2014	SCALE A.A.	STATUS REVISED

