



RESIDENTIAL DEVELOPMENT LAND OFF WESTHEATH ROAD, BODMIN

BODMIN, CORNWALL PL31 1QG

**ATWELL
MARTIN**
ESTATE AGENTS

Our clients are seeking expressions of interest from House Builders with a proven track record of developing residential sites in the South West of England who would wish to enter into an agreement for the sale of the above site on a Private Treaty basis.

THE PROPERTY

The property comprises an open green field on the western side of Westheath Road on the South Western most part of Bodmin. The property in total amounts to approximately 5 acres (2 hectares). The land is bounded by hedgerow and trees with residential development to the west the former Boscarne Junction to Bodmin General Rail Line to the west.

Bodmin is a popular town 25 miles from the City of Truro and 31 miles from the City of Plymouth. The town provides for all amenities and services associated with a major conurbation. Bus services run regularly to neighbouring towns and villages to both north and south coasts with close proximity to beaches – a settlement in the heart of West Cornwall.

PLANNING

The site has an outline planning permission for up to 45 dwellings Ref. No: PA18/08551 - Application for Outline Planning Permission for a residential development of up to 45 dwelling with all matters reserved except access for future consideration.

Terms for the Section 106 agreement are agreed. This includes the provision of 30% Affordable Housing.

S106 contribution

Education Facilities - £2,736.00 per open market dwelling of more than two bedrooms

Off Site POS - £266.00 per affordable dwelling and £771.00 per open market dwelling

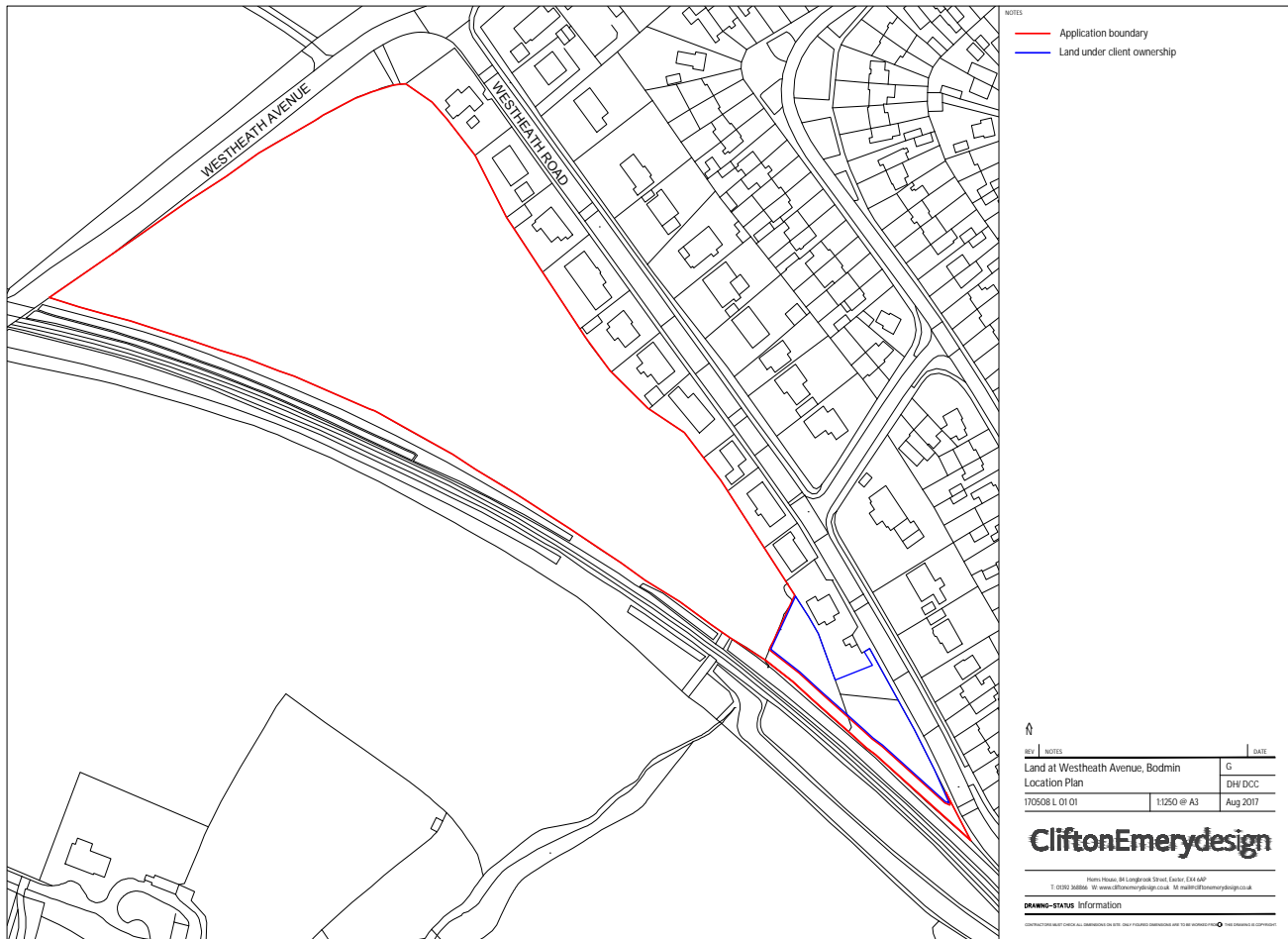
Highway Works - Delivery of works on Trace highway drawings

Total cost estimate

Education Facilities - £65,664.00 based on illustrative masterplan housing mix - As per consultee response from Education Officer and discussions with Cornwall

Off Site POS - £27,625.00 based on 45 units - As per consultee response from POS Officer and discussions with Cornwall





TENURE

The freehold is being offered for sale with vacant possession on completion.

METHOD OF SALE

The Seller's clear preference is to sell the site on an unconditional basis. In respect of securing reserved matters approval or alternative planning permission consideration will be given to parties offers if there is a significant financial benefit.

We seek expressions of interest in writing by 12:00 noon on Thursday 30th July 2020 addressed to Atwell Martin 65 Southside Street, The Barbican, Plymouth PL1 2LA. An Information Pack containing the following details is available on request:

SELLERS INFORMATION PACK

Additional information is available which includes the following:
 Title register and plan
 All planning documents, drawings and reports associated with the above applications
 Site survey

SERVICE ENQUIRIES

We understand that mains water, drainage, electricity and telecoms are available. Interested parties should make their own enquiries with the relevant Statutory Undertakers.

Rights of Way, Wayleaves & Easements

The sale is subject to all rights of support, public & private rights of way, easements, quasi-easements and any other rights whether mentioned in these particular or not.

VIEWINGS

The land can be viewed from Westheath Avenue (A389). Access to the site can be arranged strictly by appointment with the agents on 01752 202121 or email andrew.bullivant@atwellmartin.co.uk

Meet the Land & New Homes:



Andrew Bullivant
Partner



Sue Dyer
Partner



Kieran Dyer
Sales Negotiator



Mark Copleston
Consultant



Associated London office in Park Lane W1

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