



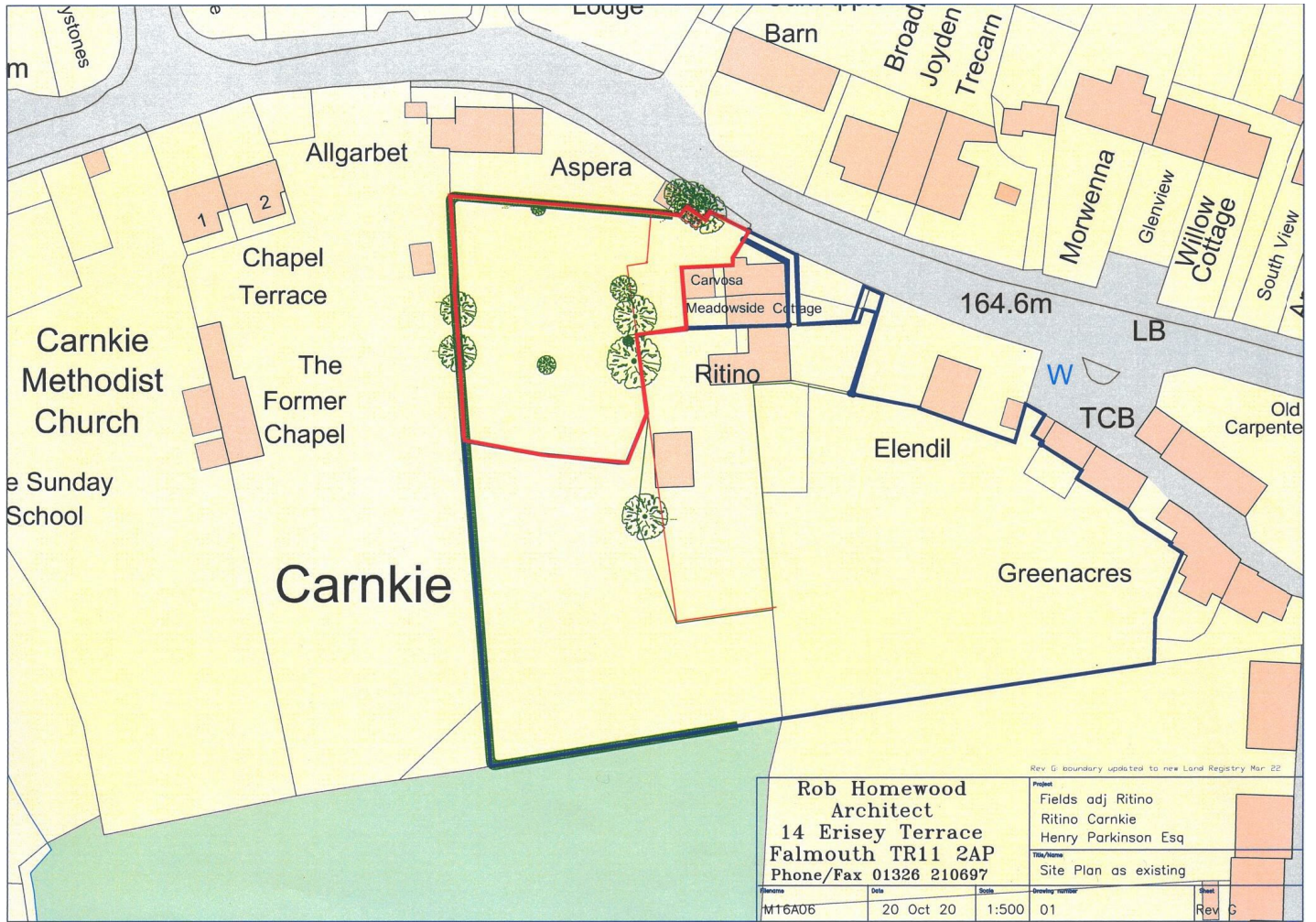
## Development Land, Ritino, Carnkie, Helston, TR13 0DT

Guide Price £99,000

Situated within the popular village of Carnkie between Falmouth and Helston, is this substantial building plot offered for sale with outline planning permission for 4 dwellings, 2 Open Market Dwellings in addition to 2 Affordable Homes (comprising 3 bedrooms of a minimum 93 square metres). Cornwall Council application reference number PA20/09950, 'approved with conditions and complete with a Section 106 Planning Obligation'. Full details of this application can be viewed on Cornwall Council's Online Planning Register.

### Key Features

- Land with planning permission
- Current proposal for 2 Open Market and 2 Affordable Houses
- Attractive edge of village setting
- Affordable Led proposed development site
- Subject to All Reserved Matters
- Convenient for surrounding towns of Falmouth, Helston, Redruth and Truro



## PLANNING

On 8 March 2021, Cornwall Council West Sub-Area Planning Committee recommended in respect of Planning Application Number: PA20/09950 - APPROVAL WITH CONDITIONS AND SUBJECT TO COMPLETION OF A SECTION 106 PLANNING OBLIGATION TO SECURE AFFORDABLE HOUSING ON SITE.

The Section 106 Agreement has now been entered into with the key points being:-

1. No more than 50% of Open Market Dwellings to be occupied prior to completion and disposal of 100% of the Affordable Dwellings.
2. The 2 Affordable Homes are to provide a minimum gross internal area of 93 metres square and provide 3 bedrooms.
3. The Open Market Dwellings are to be a maximum of 2 in number.
4. The Affordable Dwellings are to comprise no less than 50% of the site.
5. The 2 Affordable Homes are to be sold at a 55% discount from open market value.

## THE LOCATION

The site is situated on the southern edge of the centre of the village of Carnkie. Surrounding properties comprise a mix of cottages, houses and bungalows, with a schematic proposal showing the 2 Open Market Dwellings enjoying the sunny, southerly aspect over surrounding unspoilt countryside.

## TENURE

Freehold.

## SERVICES

We understand mains water, electricity and drainage are accessible to the site but, in the normal manner, prospective purchasers should make their own enquiries in this regard.

## VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

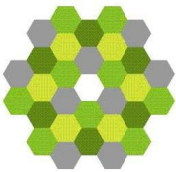
## DIRECTIONAL NOTE

Take the A394 Falmouth to Helston road and proceed through the village of Long Downs in the direction of Helston. Within a mile you will enter Rame and on the brow of the hill, immediately after Rame Cross Stores, turn right signposted to Carnkie and Stithians Reservoir. Proceed down the hill and at the grass triangle turn left, following the signs to Carnkie. Within approximately half a mile you will enter the village, proceed down the hill and the access to the Development Land will be found on the left-hand side approximately 100 yards after the red telephone box.



HM Land Registry  
Official copy of  
title plan

Title number **CL367749**  
Ordnance Survey map reference **SW7134SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Cornwall**



© Crown copyright and database rights 2022 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

