

## Land at Trevithick Gate, Trevemper, Newquay, TR8 4QD



### 0.85 ACRE DEVELOPMENT SITE WITH PLANNING APPROVAL FOR THE CONSTRUCTION OF 8 X 4 BEDROOM THREE STOREY HOUSES WITH GARDENS AND PARKING

- 0.85 acre (0.35 Hectare) clear site
- 114 sqm (1230 sq ft) houses
- Planning approval PA25/00624 (granted 20/8/25)
- Section 106 agreement and CIL liability all in place
- Planning approval for 8 x 4 bedroom houses
- 8 x Three Storey 4 bedroom, 2 bathroom
- 2 parking spaces per house with gardens
- 4 Semi-detached blocks
- GDV estimate - £3,000,000
- Popular location surrounded by similar development

**Price £800,000 Freehold**

## TENURE

Freehold

## SERVICES

Prospective purchasers should make their own enquiries and satisfy themselves as to location and suitability of all services, although following recent major infrastructure upgrades it is understood that all mains services are near to or on site.

## PLANNING

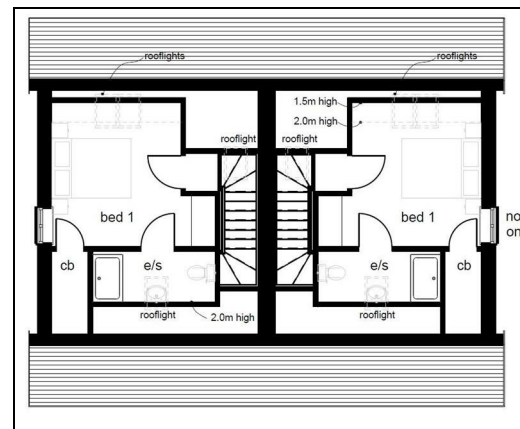
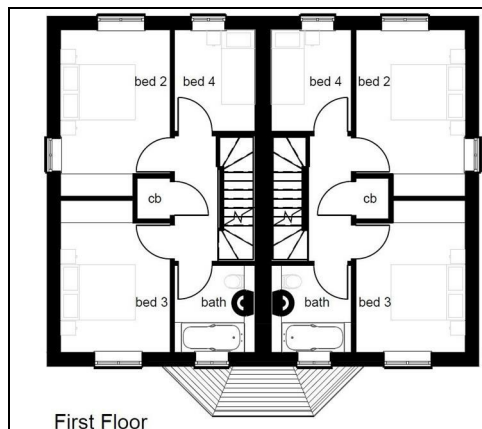
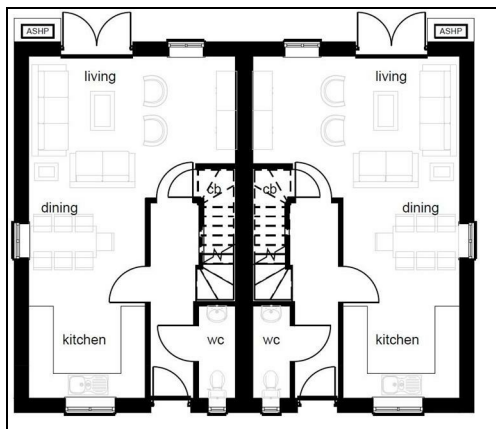
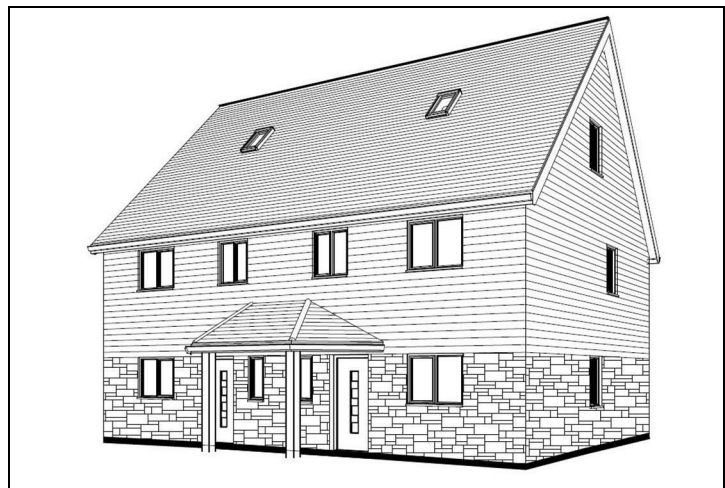
All planning documentation and plans can be sourced on the Cornwall Council planning portal using the reference PA25/00624. The CIL payment is £112,430.94. The Education contribution in the 106 agreement amounts to £23,796. There is no affordable housing requirement for this site, with all 8 houses available to be sold on the open market.

## AVAILABILITY

The site is available immediately, sold as seen.

## GDV

Calculated at 8 x £375,000.



# Start & co

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