

## Development Site, Union Hill, St. Columb, TR9 6AR

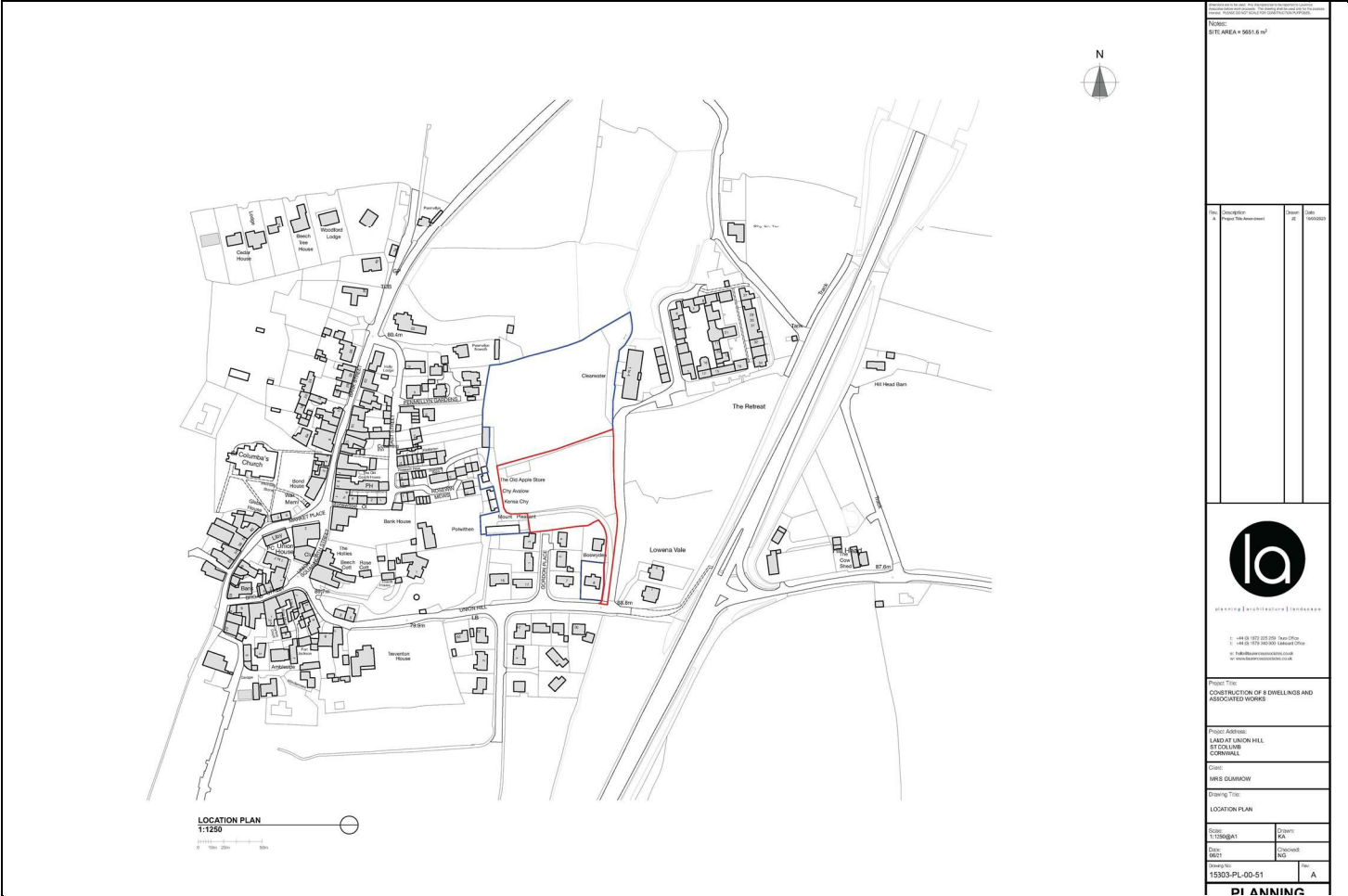


### DEVELOPMENT SITE IN ST COLUMB MAJOR WITH PLANNING PERMISSION FOR 8 RESIDENTIAL HOUSES WITH GARDENS AND PARKING

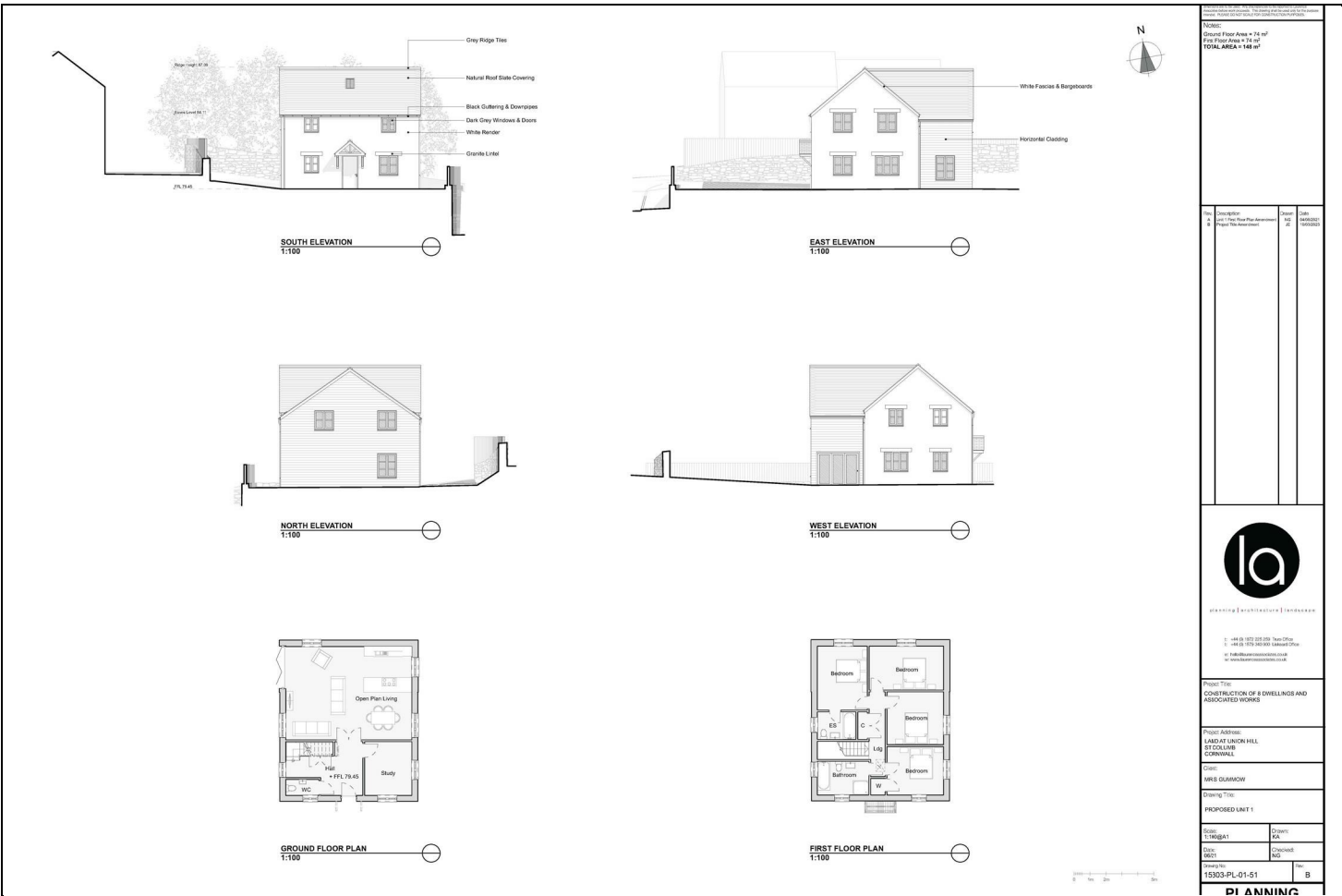
- Planning Approved PA21/06965 (granted 3rd April 2023)
- Ready to build out, clear freehold site
- 6 x 3 bed semi detached and 2 x 4 bed detached
- Popular market town location
- Section 106 agreement and CIL liability notice all in place
- 0.56 hectares

**Guide Price £700,000 Freehold**





<p>PROJECT: SITE AREA = 9655.6 m<sup>2</sup></p>			
<p>Author: Project Name: Drawn At: Date:</p>	<p>Client: Drawn At: Date:</p>	<p>Scale: Drawn At: Date:</p>	<p>Sheet: Drawn At: Date:</p>
<p><b>la</b> planning   architecture   landscape</p> <p>1 - 144 St 1922 225 St, Two Office 2 - 144 St 1922 225 St, One Office 3 - 144 St 1922 225 St, One Office 4 - 144 St 1922 225 St, One Office</p>			
<p>Project Title: CONSTRUCTION OF 8 DWELLINGS AND ASSOCIATED WORKS</p>			
<p>Project Address: LAND AT UNION HILL STECOMLINE CORNWALL</p>			
<p>Client: MRS GUMMOW</p>			
<p>Drawing Title: LOCATION PLAN</p>			
<p>Scale: 1:1250</p>	<p>Client: MRS GUMMOW</p>	<p>Scale: 1:1250</p>	<p>Sheet: A</p>
<p>Project No: 15303-PL-00-01</p>			
<p><b>DI ANNINC</b></p>			



<p>PROJECT: GROUND FLOOR AREA = 74 m<sup>2</sup> FIRST FLOOR AREA = 24 m<sup>2</sup> TOTAL AREA = 148 m<sup>2</sup></p>			
<p>Author: Project Name: Drawn At: Date:</p>	<p>Client: Drawn At: Date:</p>	<p>Scale: Drawn At: Date:</p>	<p>Sheet: Drawn At: Date:</p>
<p><b>la</b> planning   architecture   landscape</p> <p>1 - 144 St 1922 225 St, Two Office 2 - 144 St 1922 225 St, One Office 3 - 144 St 1922 225 St, One Office 4 - 144 St 1922 225 St, One Office</p>			
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<p>Project Address: LAND AT UNION HILL STECOMLINE CORNWALL</p>			
<p>Client: MRS GUMMOW</p>			
<p>Drawing Title: PROPOSED UNIT 1</p>			
<p>Scale: 1:100</p>	<p>Client: MRS GUMMOW</p>	<p>Scale: 1:100</p>	<p>Sheet: B</p>
<p>Project No: 15303-PL-01-01</p>			
<p><b>DI ANNINC</b></p>			



SOUTH ELEVATION  
1:100



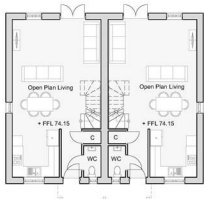
WEST ELEVATION  
1:100



NORTH ELEVATION  
1:100



EAST ELEVATION  
1:100



GROUND FLOOR PLAN  
1:100



FIRST FLOOR PLAN  
1:100



Notes:  
Ridge, Eaves and FFL are for Units 4 & 5  
Please note areas are for a single unit detached dwelling  
Ground Floor Area = 47 m<sup>2</sup>  
First Floor Area = 47 m<sup>2</sup>  
TOTAL AREA = 94 m<sup>2</sup>

File	Description	Drawn By	Date
	Project Name/Reference		15/03/2023



Project Title:  
CONSTRUCTION OF 8 DWELLINGS AND ASSOCIATED WORKS

Project Address:  
8 LAND AT UNION HILL  
ST EDOLINE  
CONTRAIL

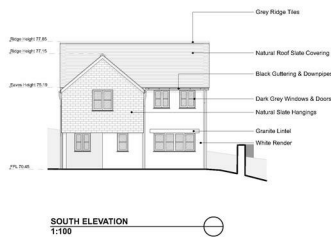
Client:  
MRS GUMMOW

Drawing Title:  
PROPOSED UNIT 2-7

Scale:	1:100	Client:	KA
Drawn:	MDT	Checked:	MDT
Drawn By:		Scale:	A

15/03-PL-01-02

**DI ANNINC**



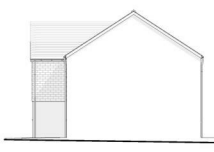
SOUTH ELEVATION  
1:100



WEST ELEVATION  
1:100



NORTH ELEVATION  
1:100



EAST ELEVATION  
1:100



GROUND FLOOR PLAN  
1:100



FIRST FLOOR PLAN  
1:100



Notes:  
Ground Floor Area = 37 m<sup>2</sup>  
First Floor Area = 45 m<sup>2</sup>  
TOTAL AREA = 118 m<sup>2</sup>

File	Description	Drawn By	Date
	Project Name/Reference		15/03/2023



Project Title:  
CONSTRUCTION OF 8 DWELLINGS AND ASSOCIATED WORKS

Project Address:  
8 LAND AT UNION HILL  
ST EDOLINE  
CONTRAIL

Client:  
MRS GUMMOW

Drawing Title:  
PROPOSED UNIT 8

Scale:	1:100	Client:	KA
Drawn:	MDT	Checked:	MDT
Drawn By:		Scale:	A

15/03-PL-01-03

**DI ANNINC**