

For Sale

Freehold OIEO £1.25m

Potential Development Land, East Hill/
Dudnance Lane, Pool, Redruth, Cornwall TR15 3QT

5.19 Acres
(2.10 Hectares)



Summary

- Potential development land with recently expired planning permission for up to 99 dwellings - all matters reserved apart from full planning permission for access road
- Most recent approval reference PA20/00178
- Land comprising a total of 2.10 hectares (5.19 acres)
- Neighbouring established traditional housing in Tuckingmill to the North & West
- Close to wide range of local amenities, easy access to the A30 and 3 miles to the coast at Portreath

Location:

The land is situated to the western edge of Pool in the heart of central/ west Cornwall. Pool lies between the larger towns of Camborne and Redruth and has been the subject of significant regeneration in recent years including extensive residential and commercial development and is the location of the Heartlands visitor attraction and open space.

As well as having easy access to the neighbouring towns and the main A30 trunk road, rural countryside is nearby and the coastline at Portreath is only approximately 3 miles distant.

Description:

This site is former brownfield land - common in this area, which has seen significant redevelopment in recent years. Topographical and other information is available on request to interested parties.

Accommodation:

The site has been measured from Nimbus Maps and outlined red on plans attached.

Approx Area	hectares	acres
Total	2.10	5.19

Services:

We are advised that mains water, electricity and drainage are all available in the vicinity however interested parties should make their own enquiries.

Planning:

Interested parties can access planning documentation on the Cornwall Council website <http://planning.cornwall.gov.uk/online-applications>. See PA20/00178.

Further documentation is also available on request from the agents.

Terms:

Offers in excess of £1.25m for the freehold interest.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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