

# DEVELOPMENT SITE FOR 16 FLATS WITH PARKING

## POOL STREET, BODMIN, PL31 2HB

- Commenced planning approval for erection of 6 flats (ref. E1/2006/01658)
- Further commenced approval for erection of 10 flats (ref. E1/2007/02507)
- Close proximity to town centre (Fore St is c. 160m)
- Guide Price £300,000



## THE SITE – PL31 2HB

Kitchener Land and Planning are delighted to offer for sale this development opportunity located in Pool Street, Bodmin with two commenced planning approvals for a total of 16 flats. The first planning approval proposes a development of 6 flats in a new building over 3 floors. Each flat is shown with two bedrooms, a bathroom and open plan kitchen/diner/lounge area. Each flat is shown from the approved plans to have a floor area extending to approximately 57sqm (614sqft).

The second commenced consent proposes a development of 10 flats on land at 57 Pool Street. It is proposed that the front of the site (facing onto Pool St) will be developed by the erection of a building with 7 flats, in a three storey building, and at the rear a single block with a further three flats. The proposed flats are shown as 1 x 1 bed and 9 x 2 bed, with floor areas ranging from 53sqm (571sqft) to 89sqm (958sqft). The total floor area for the 10 flats (excluding circulations spaces) is approximately 710sqm (7643sqft)

The plans provide for a total of 16 car parking spaces on the site (one per flat). The site extends to a total of c. 0.37 acres.

## BODMIN

Bodmin is the historic county town of Cornwall, and offers a comprehensive range of shops, cafes, restaurants and public houses along with supermarkets. It has a wide variety of recreational facilities including a leisure centre, cinema and a variety of community based clubs and associations. Bodmin is also home to a number of visitor attractions such as Bodmin Jail, Bodmin & Wenford Steam Railway and the Camel Trail. The town also has a number of respected schools and colleges. The railway station at Bodmin Parkway, is on the London Paddington line, and road links via the nearby A30 provide easy access to both the north and south coasts and the rest of the county, as well as linking to the M5 at Exeter.

## METHOD OF SALE

The freehold site is offered for sale by private treaty with a Guide Price of £300,000. The Agents understand that this site is not elected for VAT and therefore VAT will not be payable upon the purchase price.

## VIEWING

### STRICTLY BY APPOINTMENT ONLY

Please contact the vendors sole agents KLP on 01392 879300 to arrange to view the site.

## PLANNING

Cornwall Council granted detailed planning approval reference E1/2006/01658 for the 'Demolition of existing building and erection of 6 flats' on land at West End Motors, Pool Street, on 6<sup>th</sup> December 2006. A further application, under reference E1/2007/02507 was approved on 21<sup>st</sup> February 2008 for the 'Erection of ten flats' on land at 57 Pool Street. The Agents hold on file correspondence from Cornwall Council dated 17<sup>th</sup> June 2009 confirming a valid start had been made in respect of the above planning approvals, along with correspondence confirming discharge of various planning conditions associated with each consent. Copies of relevant planning documents are available as part of a planning/technical pack which can be provided electronically by the Agents upon request.

## CIL

There are no CIL liabilities in respect of the approved applications. The Agents understand an education contribution of £13,500 is payable in regard approval E1/2007/02507.

## UTILITIES

Although the Agents are advised some utilities are connected to the site, interested parties should make and rely upon their own enquiries prior to making any offer.

## WHAT3WORDS LOCATION

///runs.decks.local

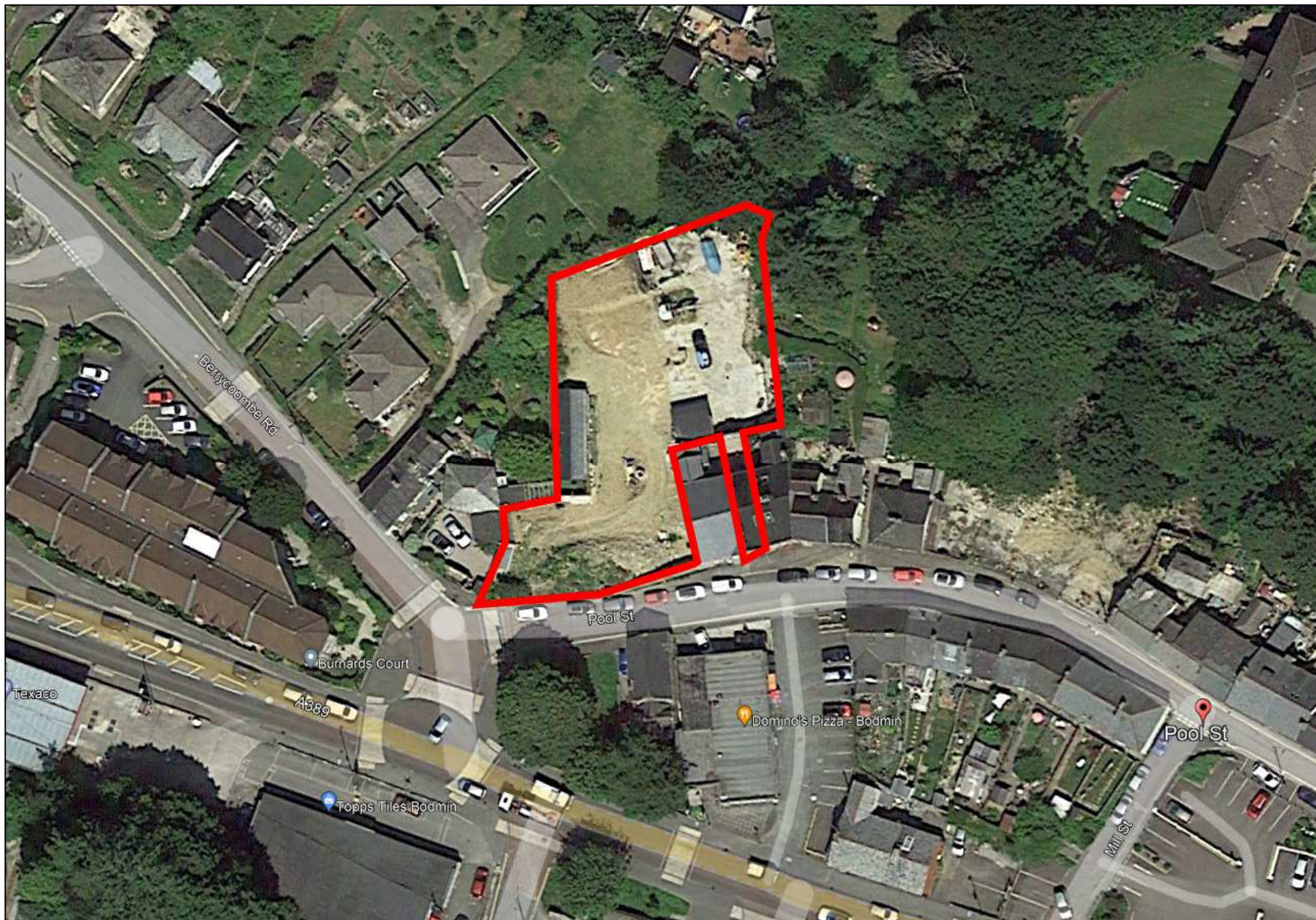


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**Ref: 854/AM**

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.





Aerial image of site outlined in red





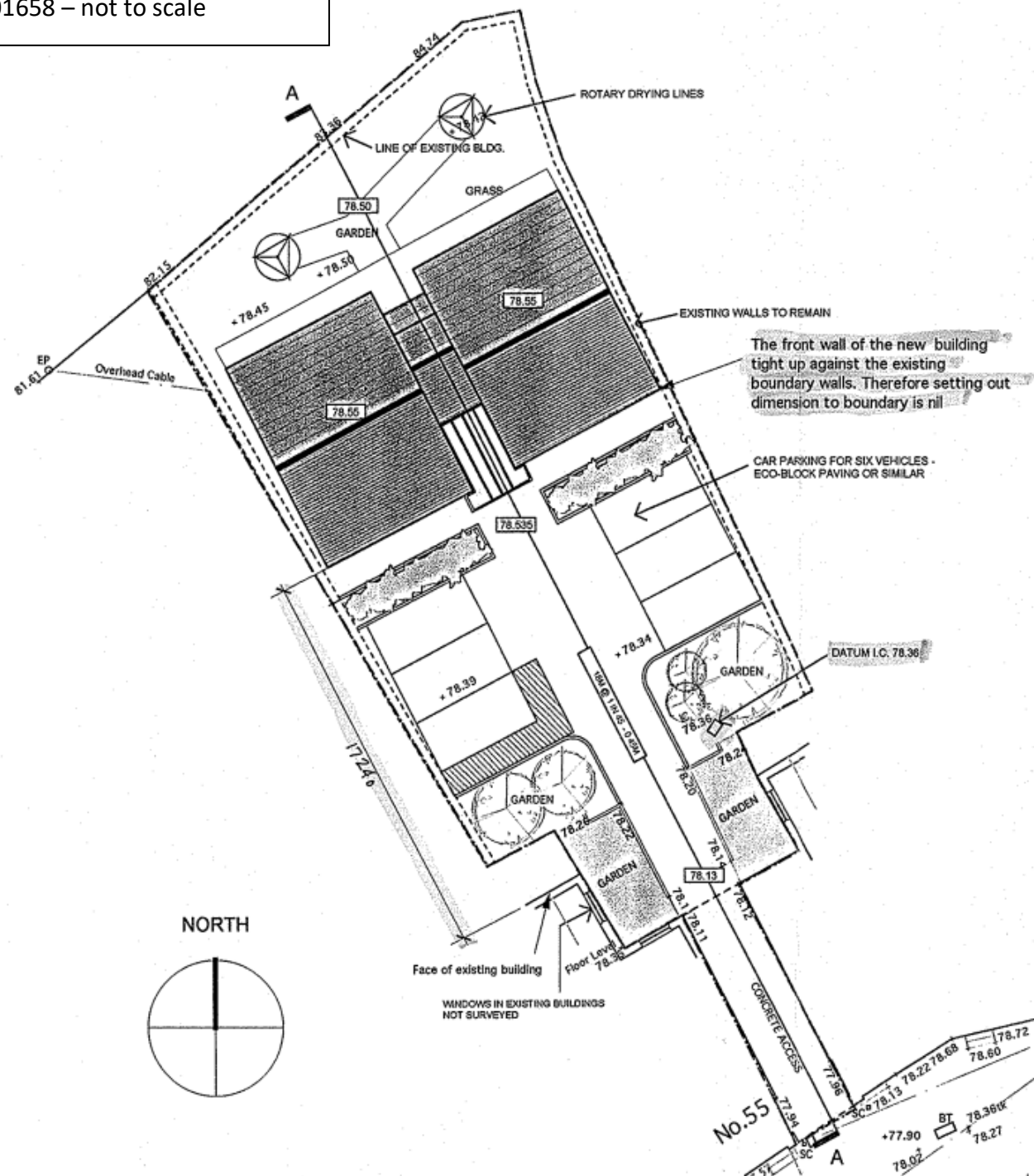
Artists impression of proposed  
development



Proposed Layout – site for 10 flats approved under application ref. 2007/02507 – not to scale



Proposed Layout – site for 6 flats approved under application ref. 2006/01658 – not to scale





Panoramic images showing views over the site.







Photos (clockwise from top left) showing: Access from eastern section of site (consented for 6 flats) to Pool Street, View overlooking Pool St showing part of the site facing north east, View from north-western corner of site, View over part of the site facing north-east.





The Agents advise interested parties that this is a receivership sale, with the appointed receivers being Moorfields.

moorfields