

RESIDENTIAL DEVELOPMENT SITE

ASHTON, HELSTON, TR13 9SF



- Outline planning permission
- For a rural exceptions housing scheme
- Approximately 0.73 ha (1.80 acres)
- **For Sale by Private Treaty**

View across the site looking NE



THE SITE – TR13 9SF

An opportunity to acquire a greenfield development site with the benefit of outline planning permission for a rural exceptions housing scheme (affordable housing led with a minimum of 50% affordable housing), situated on the southern edge of the village of Ashton in the Parish of Breage, between Penzance to the west and Helston to the east.

The site will be accessed from Rinsey Lane, with the access having been approved, but all other matters such as scale, layout, appearance and landscaping being reserved for future consideration and approval. There was an indicative layout plan that accompanied the outline planning application, as approval was initially being sought for layout as well, but the layout was subsequently omitted from the application prior to the appeal of the planning refusal notice. However, this indicative plan is shown on the following page of the sales brochure as it does detail the approved highway access.

The Red lined area on the planning application (which includes the access area) extends to approximately 0.73 hectares (1.80 acres) and is relatively level.

SITUATION AND AMENITIES

Ashton is located on the south west Cornish coast on the main A394 road between Penzance (c. 8 miles) and Helston (c. 4 miles). It is situated within close proximity to the beautiful coastal areas of Porthleven to the south east, Marazion and St Michael's Mount to the west, and Prussia Cove, Keneggy Sands, Praa Sands and Rinsey Cove in between, and is only a short distance to St Ives Bay to the north. This is an area of historical interest both ancient and modern, with Celtic heritage and more recent industrial relics plus a long association to the arts; notably the Newlyn School, the Arts and Crafts movement and more recently the Tate Modern at St. Ives. Numerous artists live, work and exhibit locally. The far west of Cornwall is an acknowledged and "upwardly-mobile" centre for tourism, with agriculture and fishing remaining important to the local economy. Ashton is on the bus route for both Helston and Penzance which both have a good range of shops, schools and amenities plus there are primary schools in the nearby villages such as Breage and Porthleven.

SERVICES

We are informed that there is no mains gas in the area, mains electricity is currently running overhead along the western boundary with a pole in the north west corner of the site. All interested parties should make and rely upon their own enquiries of the relevant services providers with regards to the proposed development.

PLANNING

Outline planning permission was granted via appeal on 10th September 2020 (Ref.APP/D0840/W/19/3243611) following a refusal notice by Cornwall Council dated 22nd October 2019 (Ref.PA19/06000). The development proposed is a rural exceptions housing scheme with all matters, except access, reserved for future consideration (scale, layout, appearance and landscaping). There is an associated S106 legal agreement detailing the affordable housing requirement, on site public open space and contributions towards off site public open space and education.

Copies of the plans, planning permission, S106 and technical information are held on file by the agents and available via a dropbox link upon request.

METHOD OF SALE

Offers are invited for this freehold site.

VIEWING

In the first instance please contact Philip Taverner at KLP to arrange a viewing.

CONTACT – REF: 729/PT



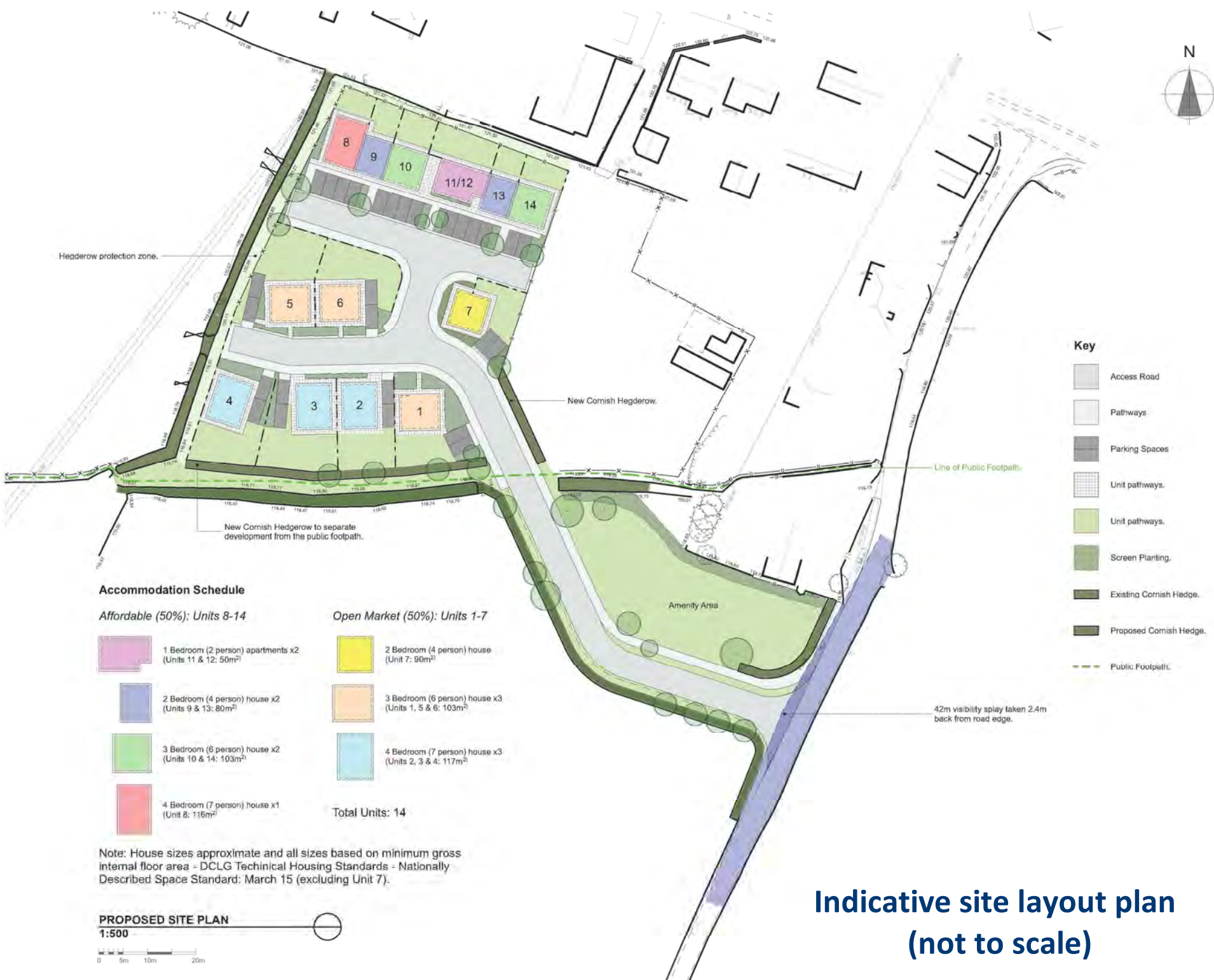
Newcourt Barton, Clyst Road

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Accommodation Schedule

Affordable (50%): Units 8-14

- 1 Bedroom (2 person) apartments x2 (Units 11 & 12: 50m²)
- 2 Bedroom (4 person) house x2 (Units 9 & 13: 80m²)
- 3 Bedroom (6 person) house x2 (Units 10 & 14: 103m²)
- 4 Bedroom (7 person) house x1 (Unit 8: 116m²)

Open Market (50%): Units 1-7

- 2 Bedroom (4 person) house (Unit 7: 90m²)
- 3 Bedroom (6 person) house x3 (Units 1, 5 & 6: 103m²)
- 4 Bedroom (7 person) house x3 (Units 2, 3 & 4: 117m²)

Total Units: 14

Note: House sizes approximate and all sizes based on minimum gross internal floor area - DCLG Technical Housing Standards - Nationally Described Space Standard: March 15 (excluding Unit 7).

PROPOSED SITE PLAN
1:500



- Key**
- Access Road
 - Pathways
 - Parking Spaces
 - Unit pathways.
 - Unit pathways.
 - Screen Planting.
 - Existing Cornish Hedge.
 - Proposed Cornish Hedge.
 - Public Footpath.

Indicative site layout plan
(not to scale)

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Contractors and Consultants must check all dimensions on site.
Only figured dimensions are to be used. Any discrepancies to be
reported to Laurence Associates before work proceeds. This
drawing shall be used only for the purpose intended.
PLEASE DO NOT SCALE.

Notes:

Rev.	Description	Drawn	Date
A	Access plan added, indicative layout name environment	CR	20/08/2 9/9

planning | architecture | landscape

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Project Title:
**PROPOSED OUTLINE APPLICATION FOR
RESIDENTIAL DEVELOPMENT**

Project Address:
**LAND OFF RINSEY LANE
ASHTON
CORNWALL**

Client:
MIR A BALLARD

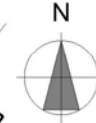
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INDICATIVE LAYOUT

Scale: 1:500@A2	Drawn: DW
Date: 08/19	Checked:

Drawn/Date: 16416-PL-00-03	Rev: A
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PLANNING

OS Location Plan (not to scale)



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Notes:

Rev	Description	Drawn	Check



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Project Title:
PROPOSED OUTLINE APPLICATION FOR
RESIDENTIAL DEVELOPMENT

Project Address:
LAND OF F RINSEY LANE
ASHTON
CORNWALL

Client:
MR A BALLARD

Drawing Title:
LOCATION PLAN

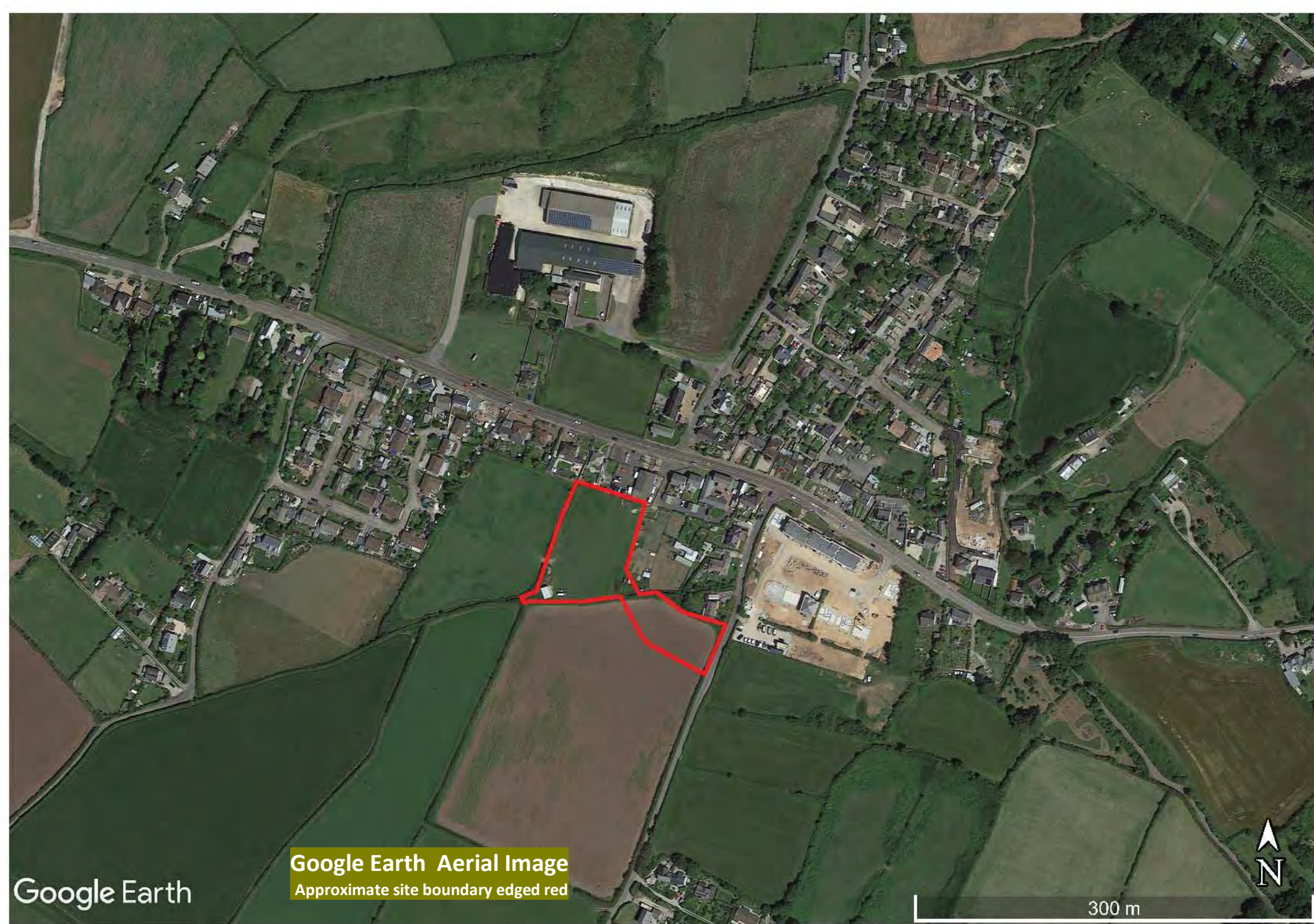
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Date: 06/19	Checked:

Drawing No:
16416-PL-00-01

PLANNING

LOCATION PLAN
1:1250





Google Earth

Google Earth Aerial Image
Approximate site boundary edged red



300 m



View across the site looking SW