

DEVELOPMENT SITE FOR THREE HOUSES TRENANCE nr. PADSTOW, CORNWALL



EX14 9TU, Honiton

- Detailed Planning Application submitted (Ref. PA22/02381)
- Countryside Views
- Offers invited subject to planning approval
- Guide Price £800,000



Computer Generated Image showing part of the proposed development

THE SITE – PL27 7QY

This superb development site, extending to 0.2 ha / 0.49 acres, is situated between the village of St Issey and Tredinnick, in the hamlet of Trenance. The site is proposed to be developed to provide three new high quality detached houses, each offering open plan living on the ground floor and with four bedrooms on the first floor.

Unit 1 is shown on the proposed plans with a gross internal floor area of 151sqm, Unit 2 with 177sqm and Unit 3 with 160sqm. The three contemporary new dwellings are designed to incorporate natural stone, horizontal timber cladding, grey aluminium windows and doors and glass/metal balustrades for the balconies. The roof of each property is proposed as being slate with aluminium rainwater goods.

TRENANCE

The small hamlet of Trenance lies between St Issey and Tredinnick. St Issey is home to the popular Ring O'Bells Inn and Pickwick Inn, along with other amenities including a church, village hall and primary school. Walks down to the Camel Trail and the Saints Way are easily accessible and the golden sandy beaches of the North Cornish coast are just a short drive away.

Trenance is just under 5 miles from the renowned coastal resort of Padstow, famous for its superb restaurants including Rick Steins Seafood and Paul Ainsworth's No. 6. There are a variety of shops in Padstow including a supermarket along with a primary school and doctors surgery. Padstow is situated on the Camel Estuary opposite Rock (which can be seen from the plot) and sandy beaches and the Camel Trail wait to be explored. Within easy reach of the plot are an abundance of stunning coastal scenery and countryside walks.

PLANNING

Detailed planning application PA22/02381 was submitted to Cornwall Council and validated on 8th March 2022, seeking consent for the "Construction of three dwellings and associated works". A copy of the plans, planning approval notice and associated planning documents are available from KLP upon request.

S106 & CIL

It is understood that there will be no S106 payments applicable to the current application when approved, but the development will be CIL liable at the rate of £208.81sqm (as per 2022 indexed rate).

METHOD OF SALE

The freehold site is being offered for sale subject to approval of planning application ref: PA22/02381 with a Guide Price of £800,000.

VIEWING

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

UTILITIES

The Agents are advised that that foul drainage is proposed to be dealt with on site via a Kingspan Biodisc treatment plant (or similar). Surface water is proposed to be dealt with via soakaways/SUDS. Interested parties are advised to contact the relevant service providers for further information in regard to availability and capacity of all required services prior to making any offer.

CONTACT




Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300

Ref: 674/AM

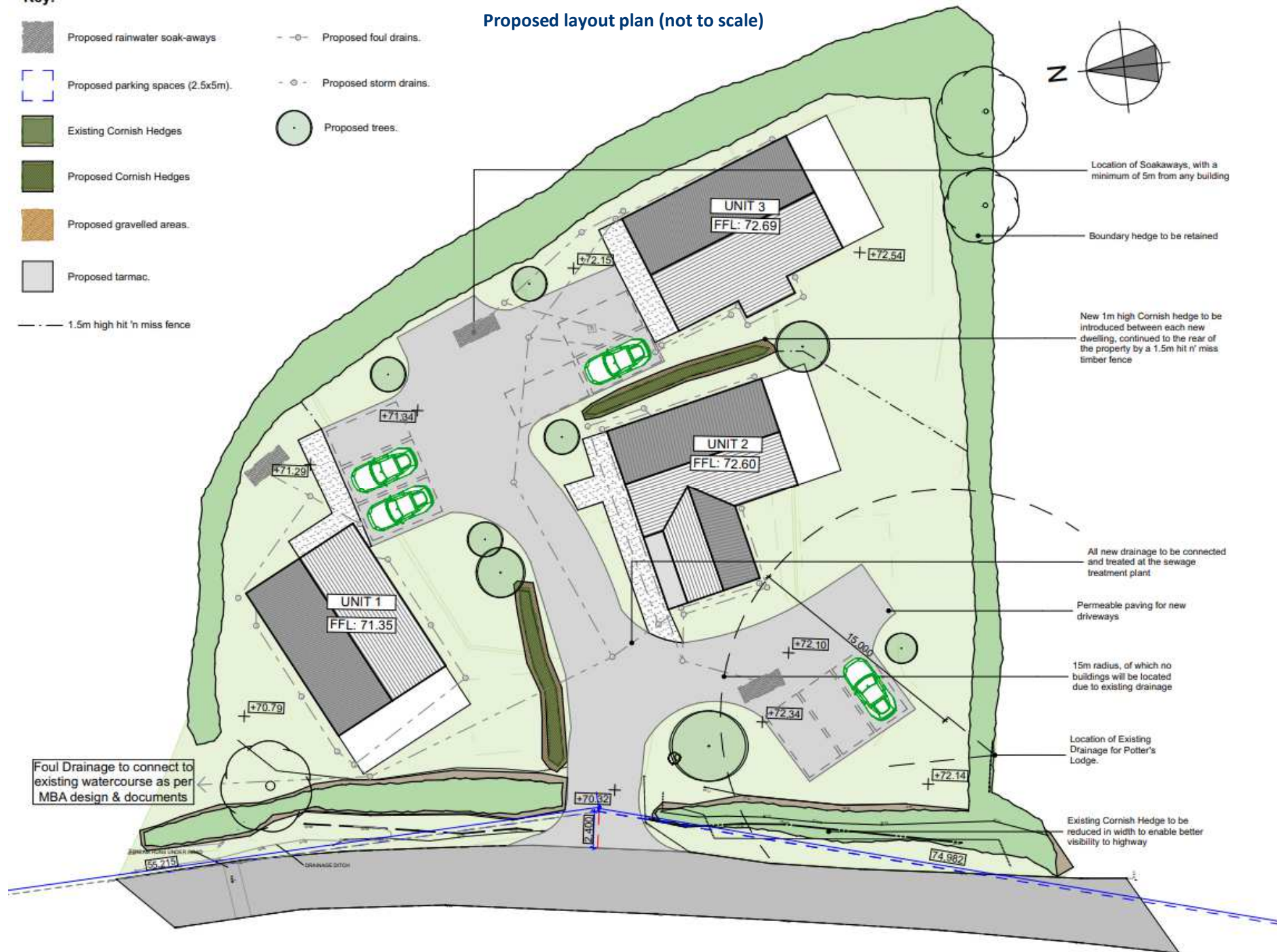
Site Location/Access Plan – not to scale



Key:

-  Proposed rainwater soak-aways
-  Proposed foul drains.
-  Proposed parking spaces (2.5x5m).
-  Proposed storm drains.
-  Existing Cornish Hedges
-  Proposed trees.
-  Proposed Cornish Hedges
-  Proposed gravelled areas.
-  Proposed tarmac.
-  1.5m high hit 'n miss fence

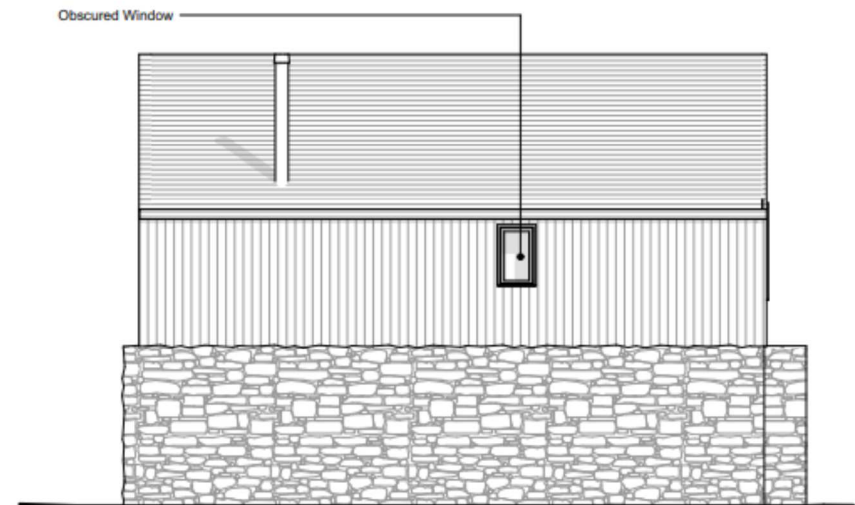
Proposed layout plan (not to scale)



Proposed Elevations – Unit 2 (not to scale)



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

Computer Generated Image showing the proposed development





Photos showing (from top left clockwise): View across part of the site showing views to the north; Views toward open countryside to the west; View across part of the site facing south east, View from existing entrance across the site.



Computer generated image showing the proposed development