

# DEVELOPMENT SITE FOR 2 DETACHED HOUSES

## WHEAL ROSE, SCORRIER, TR16 5DF



- Reserved Matters Planning Permission Ref. PA21/12517
- For 2 x Detached 4 Bedroom Houses
- Offers invited in the region of £400,000

View across the site from rear boundary looking south west

**KLP**  
KITCHENER  
LAND AND PLANNING

## THE SITE – TR16 5DF

An opportunity to acquire a greenfield development site with the benefit of full detailed planning permission for two 4 bedroomed detached dwellings situated in the sought-after Wheal Rose area to the north of the A30 between Scorrier and Porthtowan, with the beach at Porthtowan just circa 2 miles to the north west.

Each of the proposed dwellings are shown as generously sized 4 bedroomed properties with gross internal floor areas of approximately 140sqm (1,507sqft) each, both with an attached single garage & utility area of approx. 30sqm (323sqft) and good sized gardens.

The approved site also benefits from far reaching rural views to the south west, open fields to the rear and it extends to approximately 0.14 hectares (0.35 acres).

Offers may be considered for the individual plots, but on the basis that both plots would have to be sold at the same time with simultaneous exchange and completion of the sales.

## WHEAL ROSE

Wheal Rose is a small village approximately eight miles west of Truro City and circa two miles from the north Cornish coast at Porthtowan. The A30 is within a mile. Redruth is approximately three miles away and here there is a good range of everyday facilities such as a selection of shops, supermarkets and a comprehensive secondary school. The nearest beach is at Porthtowan.

## METHOD OF SALE

Offers are invited in the region of £400,000 for the freehold site, although offers may be considered for the individual plots.

## VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

## PLANNING

Outline planning permission for the erection of two dwellings was allowed at appeal on 25<sup>th</sup> October 2019 (Ref.APP/D0840/W/19/3225000) following a refusal by Cornwall Council of an outline application (Ref.PA18/07506) on 23<sup>rd</sup> October 2018 on land adjacent to Hillside Farm, Wheal Rose, Scorrier. A subsequent application (Ref.PA21/12517) for approval of the reserved matters was approved by the Council on 12<sup>th</sup> September 2022.

Please note that CIL is liable on this development at a rate of £100/sqm based on a chargeable area of 340sqm, which equates to a sum of £35,496.86 (index linked), although self-build exemption may be possible for each plot if sold separately, please see the following link for details:

<https://www.gov.uk/guidance/community-infrastructure-levy#para082>

Copies of the plans and planning permission are held on file by the agents.

## SERVICES

It is understood that all mains services are available nearby, although all interested parties should make and rely upon their own enquiries of the relevant services providers.

## CONTACT – REF: 855/PT/R1



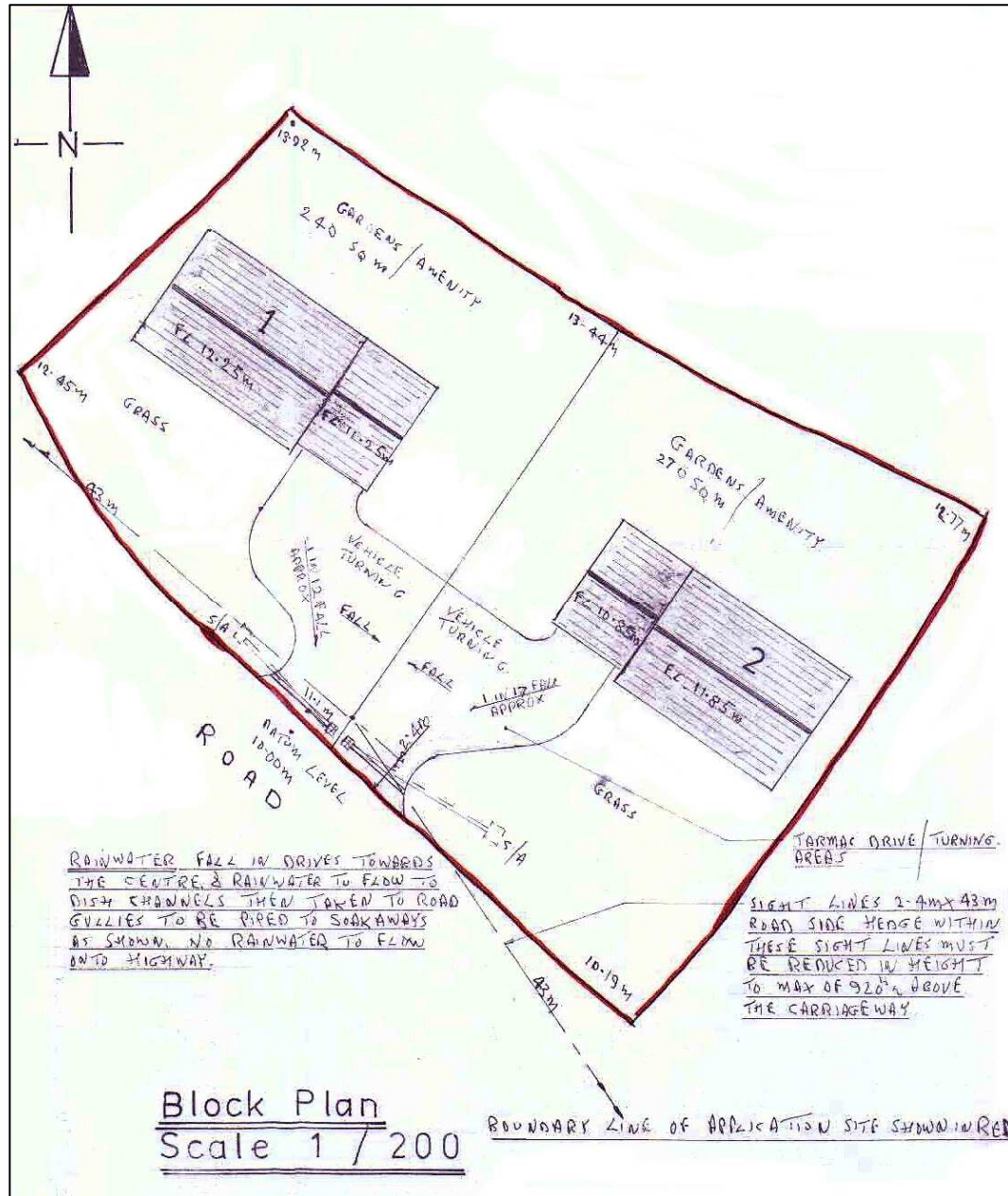
Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

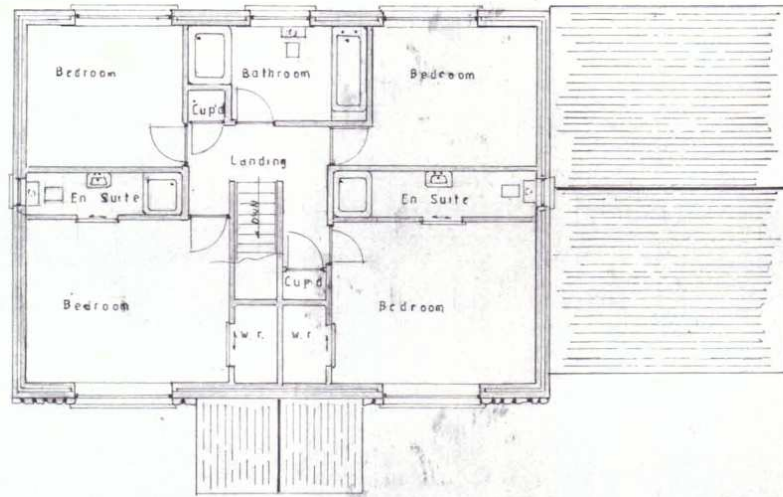
Email: [philip@klp.land](mailto:philip@klp.land)

Tel. 01392 879300 or 07866 522910

# PROPOSED SITE LAYOUT PLAN & OS LOCATION PLAN (not to scale)

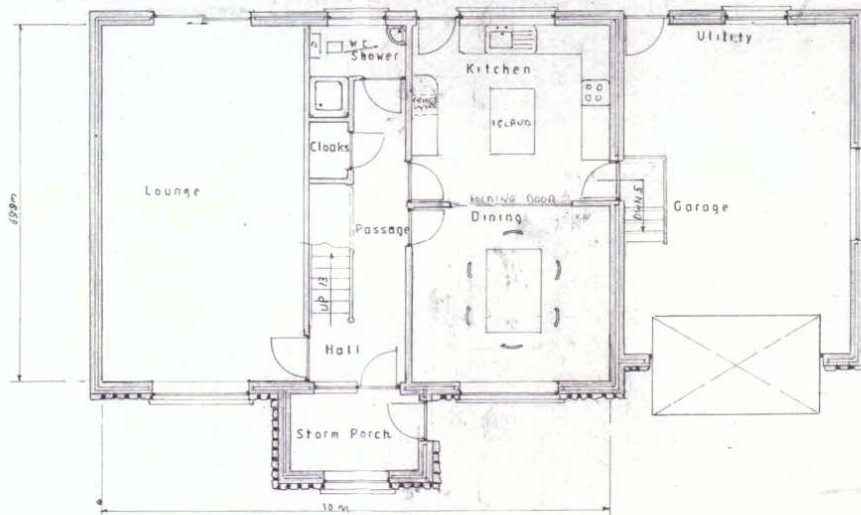


# PLOT 1 - PROPOSED PLANS (not to scale)

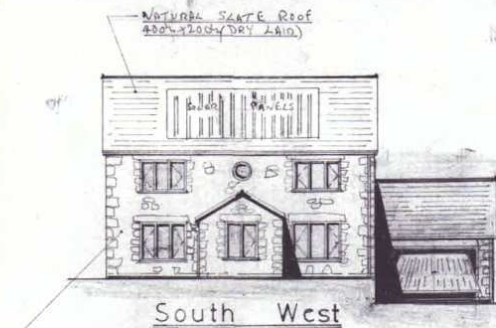


First Floor Plan  
Scale 1/50

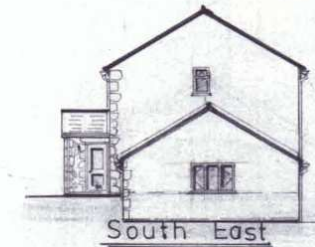
No 1 Dwelling



Ground Floor Plan  
Scale 1/50



South West



South East

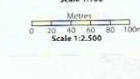
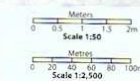


North East



North West

Elevations  
Scale 1/100

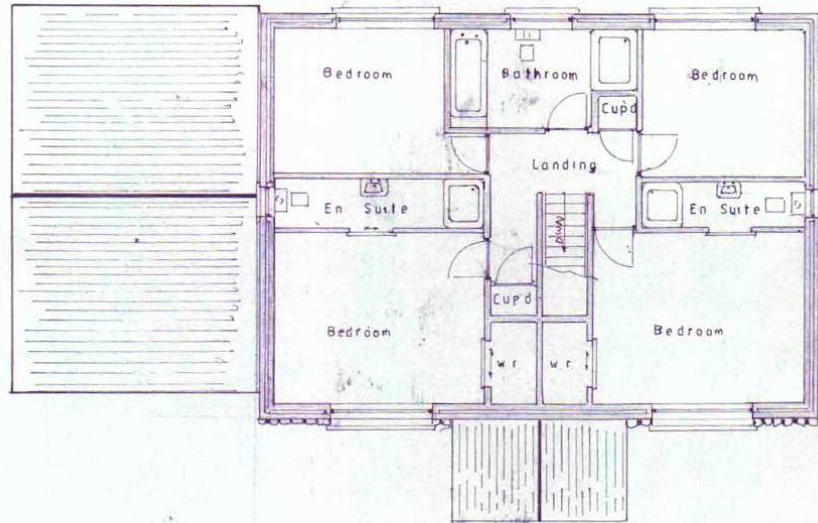


PROPOSED TWO DWELLINGS AT  
CHY AMES WHEAL ROSE SCORRIE  
REDRUTH TR16 5DF  
FOR Mr N FROST

SCALES Every 1:100  
Every 1:250

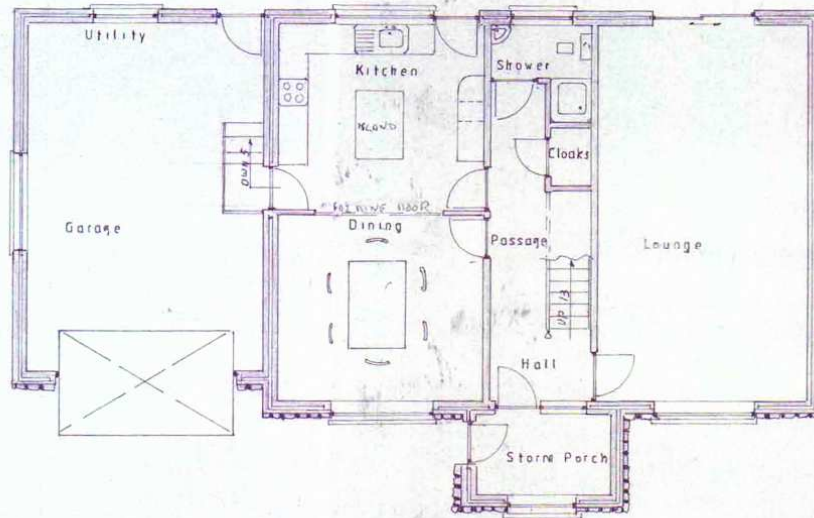
DATE 17th July 2020

# **PLOT 2 - PROPOSED PLANS (not to scale)**

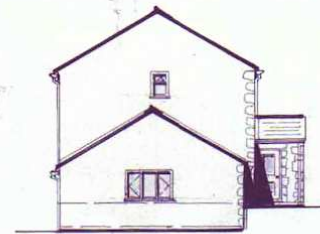


First Floor Plan  
Scale 1 / 50

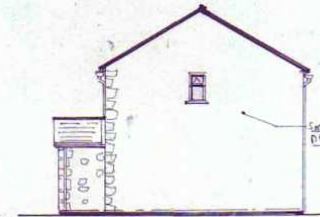
No 2 Dwelling



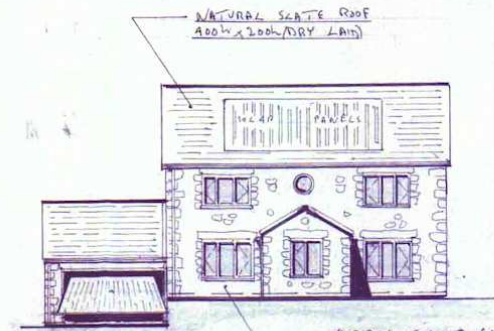
Ground Floor Plan  
Scale 1 / 50



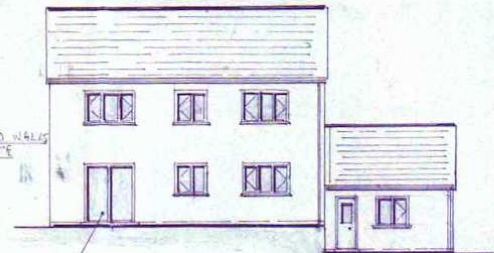
North West



South East

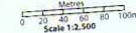
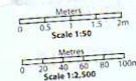


South West



North East

Elevations  
Scale 1/100



PROPOSED TWO DWELLINGS AT  
CHY AMES WHEAL ROSÉ SCORRIE  
REDRUTH TR16 5DF  
FOR M† N FROST

SCALES ELEVATIONS 1:100  
PLANS & SECTIONS 1:50

DATE 14 Feb 2020



View of the site from the road looking north