

# RESIDENTIAL DEVELOPMENT SITE

## MYLOR BRIDGE, Nr FALMOUTH



- Planning approval for 3 detached houses (PA20/04246 & PA19/06990)
- Highly sought after creekside village
- Offers invited for the site or for individual plots.

## THE SITE

This is a superb opportunity to acquire a development opportunity within the sought after village of Mylor Bridge, located close to Falmouth in Cornwall. Set off Passage Hill and with views over the village, the site benefits from planning approval for the demolition of an existing residential bungalow and the construction of three new contemporary detached houses. The three new dwellings are each proposed with four bedrooms and with integral garages. Their proposed floor areas are as follows: Plot 1: 205sqm (2207 sqft), Plot 2: 184.35sqm (1984sqft), and Plot 3: 199sqm (2142sqft). The total site area extends to c. 0.16ha / 0.4 acres.

## MYLOR BRIDGE

Mylor Bridge is a thriving and sought after creekside village located approximately 4 miles from Falmouth and 8 miles from Truro. The village has a good range of local amenities including a primary school, pub, church, village store, news agents and various shops. Local sporting facilities include tennis courts, a bowling green, children's play area, and excellent local sailing facilities. Mylor Harbour is c. 1.5miles away and offers excellent boating facilities along with restaurants and a café.

## PLANNING

Detailed planning application PA19/06990 was approved on 19<sup>th</sup> December 2019 for the erection of a single detached dwelling in the garden of the existing property. A further application, PA20/04246 was then approved on 1<sup>st</sup> December 2020 for demolition of the existing dwelling and its replacement with two new dwellings. Finally two further applications, ref PA2102511 and PA21/08622 were approved for discharge of condition 3 of the above 2020 consent and for a variation to allow for phased CIL payments and some minor amendments respectively. Copies of the plans and other relevant documentation are held on file by the agents and are available as a planning/technical pack upon request.

Interested parties should be aware that there are CIL liabilities associated with the approved applications – namely a sum of £82,000 in respect of Plot 1 and a total of £116,101.76 in respect of Plots 2 & 3. This latter sum reflects a deduction for the existing floorspace of the current property. Parties considering purchase of individual plots as 'self-builders' are able to apply for exemption to the relevant CIL liability – please see Cornwall Council's website for further information in this regard.

## METHOD OF SALE

It is the present intention of the vendor to retain the plot closest to Passage Hill (Plot 1) for their own construction and to sell Plots 2 & 3. However, the Agents are advised that the vendor will consider offers for either the whole site, for Plots 2 & 3 as a 'package' or for individual 'serviced' plots. The Guide Price for each plot (if purchased individually) is £250,000.

## SERVICES

The Agents are advised that the existing bungalow is currently connected to mains services. Further information may be available in due course from the Agents in respect of proposed utility connections, or by contacting the relevant utility providers.

## VIEWING

Interested parties are asked to contact the Agents to arrange a viewing of the site.

## CONTACT



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**Ref: 760/AM**

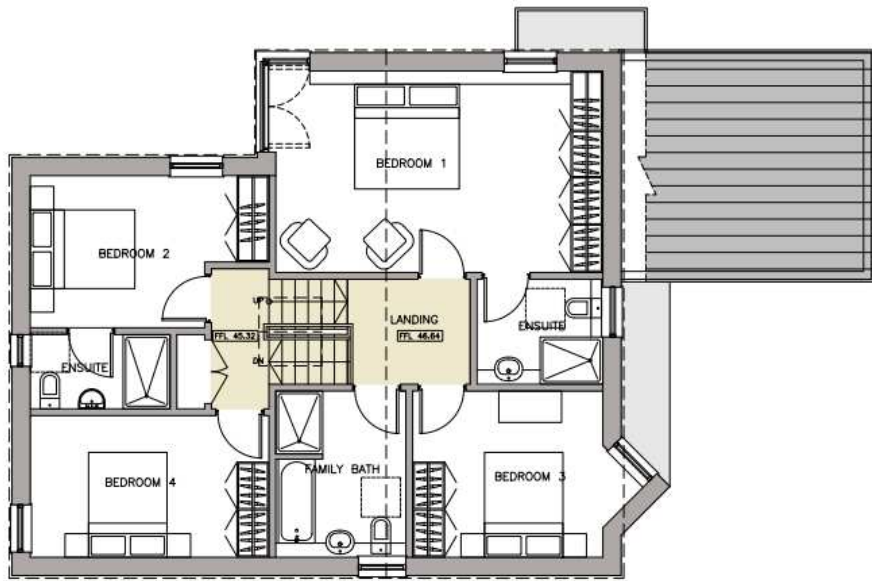
These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property 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.



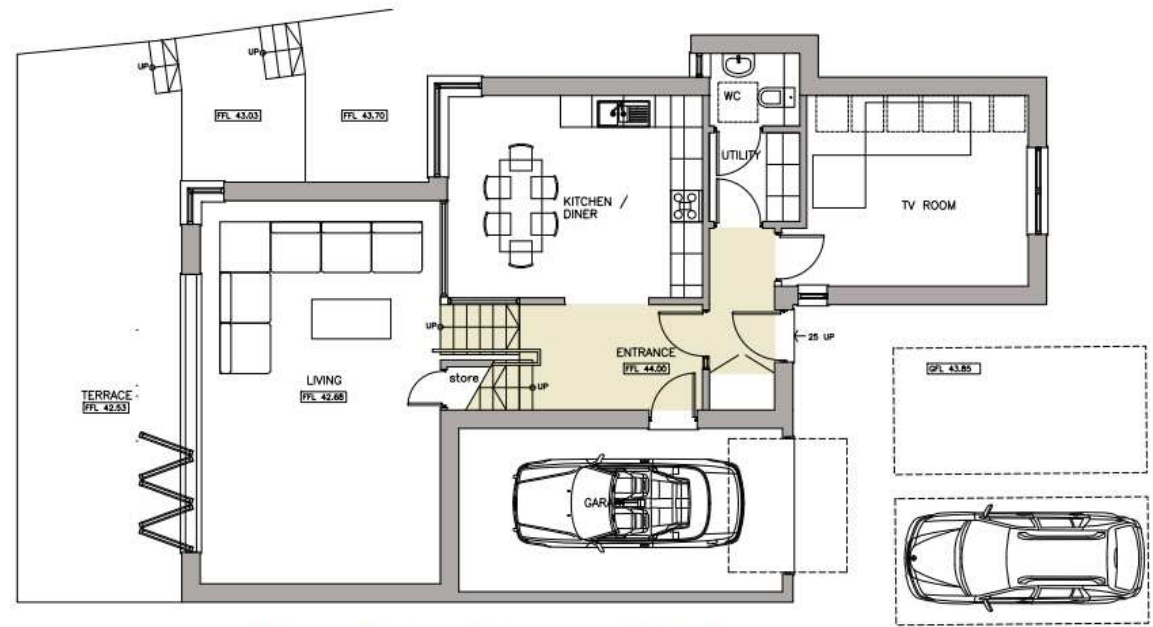
Proposed Site Layout Plan (not to scale)



## Proposed Floorplans and CGI – Plot 1 (not to scale)



FIRST FLOOR PLAN / SECOND FLOOR PLAN

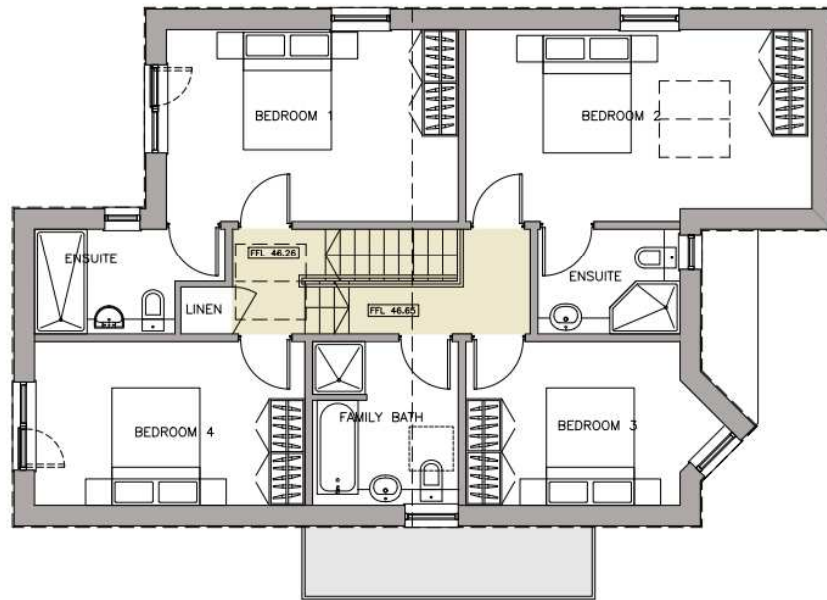


GROUND FLOOR PLAN / LOWER GROUND FLOOR PLAN

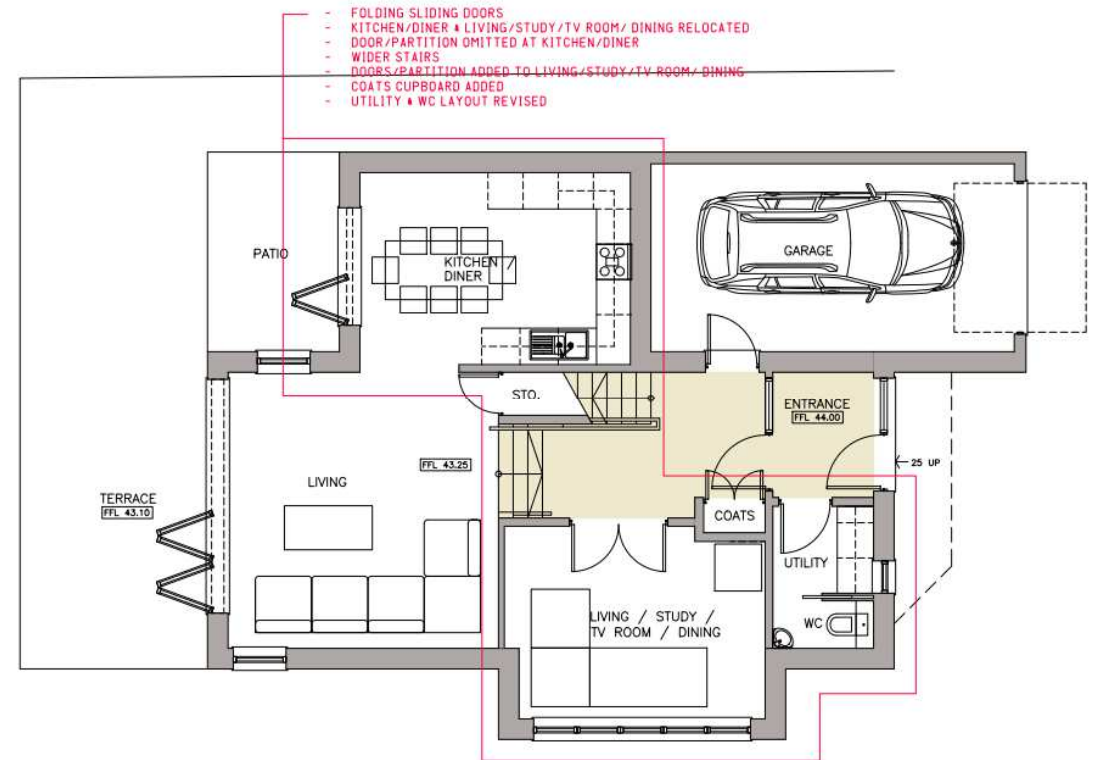




## Proposed Floorplans and CGI – Plot 2 (not to scale)



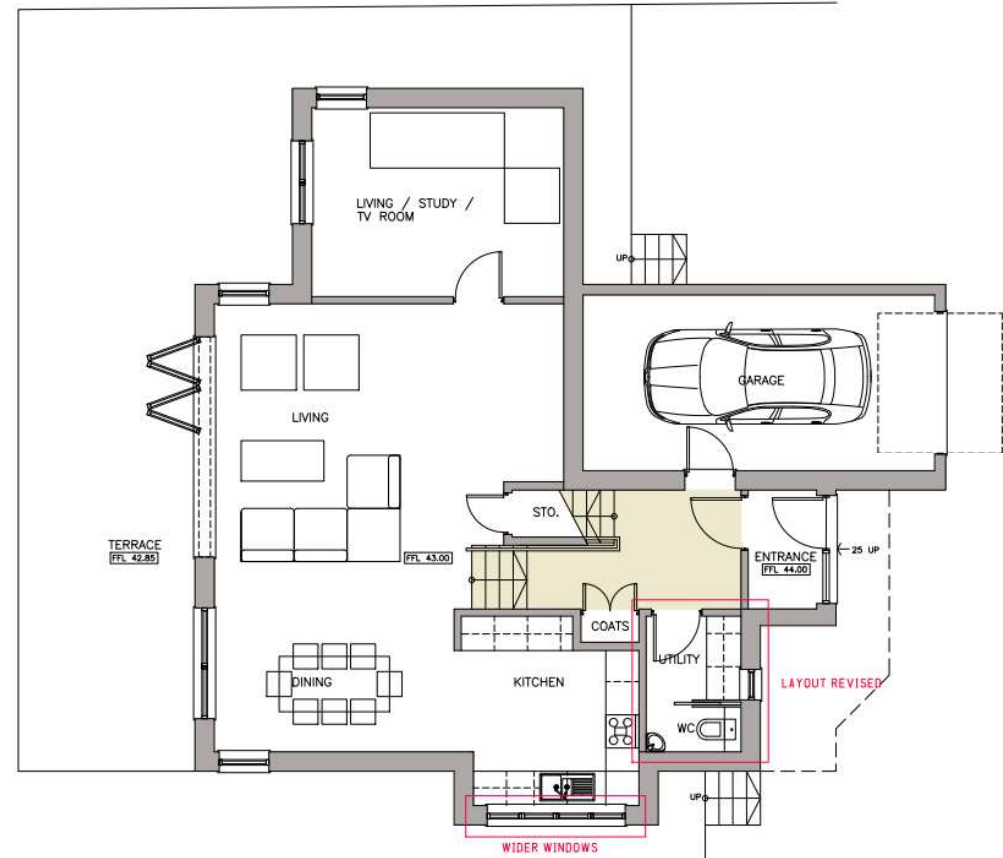
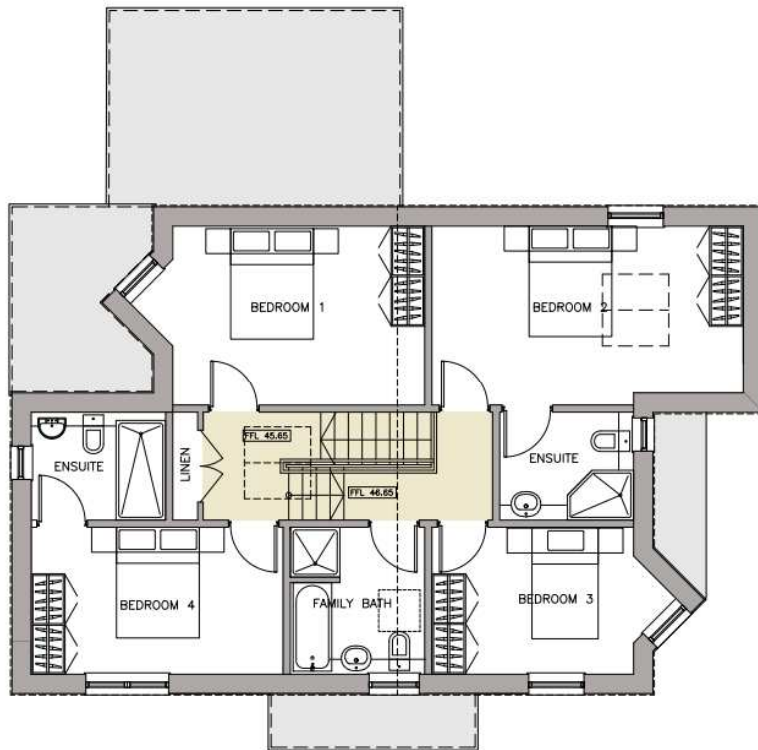
PROPOSED FIRST FLOOR PLAN / SECOND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN / LOWER GROUND FLOOR PLAN



## Proposed Floorplans and CGI – Plot 3 (not to scale)



PROPOSED GROUND FLOOR PLAN / LOWER GROUND FLOOR PLAN







Photos, from top left clockwise showing: View over part of proposed Plot 1 garden; View of the existing property, View of current garage and side elevation of existing property where Plot 3 will be sited, View of current property from proposed Plot 1.



