

PRIME RESIDENTIAL DEVELOPMENT LAND

HX1, HELSTON, TR13 0FF

- For up to approx. 283 dwellings
- Total area available is approx. 8.49 Ha (21 acres)
- Offers invited for the whole or part

THE SITE

The site comprises the remaining phases (4 & 5) of HX1 Urban Extension on the eastern edge of Helston. The outline planning permission is for up to 450 dwellings and a building for B1 office and medical practice use (Ref. PA16/00272). Phase 1 & 2 for the access and 99 dwellings (Ref. PA16/09129 & PA17/04069) has been constructed. Reserved matters for Phase 3 (Ref. PA20/07774) for a further 68 dwellings was approved last year and is under construction. The main spine road along the eastern boundary (Ref. PA19/10611) has also been approved and constructed, and our client intends to finish this and secure its adoption.

Our client is seeking to sell the whole of the remaining area for up to 283 dwellings (balance remaining on outline consent), however, they may consider offers for part disposal. The intention is to retain an area for the B1 offices and medical practice, with this location to be agreed.

METHOD OF SALE

We are inviting unconditional offers for either the whole of the remaining area or a part disposal.

Please note that the vendor does not intend to charge VAT on the sale.

PLANNING

There are numerous planning applications and permissions relating to the site and a comprehensive interactive list detailing them is available within the planning and technical information pack or upon request from the agents.

There is also an associated S106 agreement with the outline planning permission which is also to be found within the technical information pack.

NB: There is no CIL liability associated with the permission as the outline consent pre-dated the introduction of CIL.

HELSTON

One of Cornwall's oldest settlements, Helston was granted its charter in 1201 and was originally a thriving port, however, as the river silted up over the years, the port ceased to be. The town is today a vibrant market and garrison town offering a blend of historic stone buildings and modern facilities in what is Britain's most southerly town. It is situated at the northern end of the Lizard Peninsula and at the western end of the Helford River, approximately 12 miles east of Penzance, 9 miles south west of Falmouth and 15 miles from Truro. The town has a good range of local shops, schools and college, sporting facilities and other amenities, as well as a number of places of employment including RNAS Culdrose on the edge of the town which is one of the largest employers in Cornwall.

Helston also has easy access to the many tourist attractions in this beautiful area of west Cornwall, such as the many exceptional beaches, coastline and countryside, access to the nearby Helford estuary and sought-after surrounding villages. This is why the area has continued to prove so popular as a place to live, work, holiday and retire.

VIEWING

On site at any reasonable time with access via the newly constructed spine road along the eastern boundary.

CONTACT: Philip Taverner or Andrew Kitchener

REF: 744/PT/R1



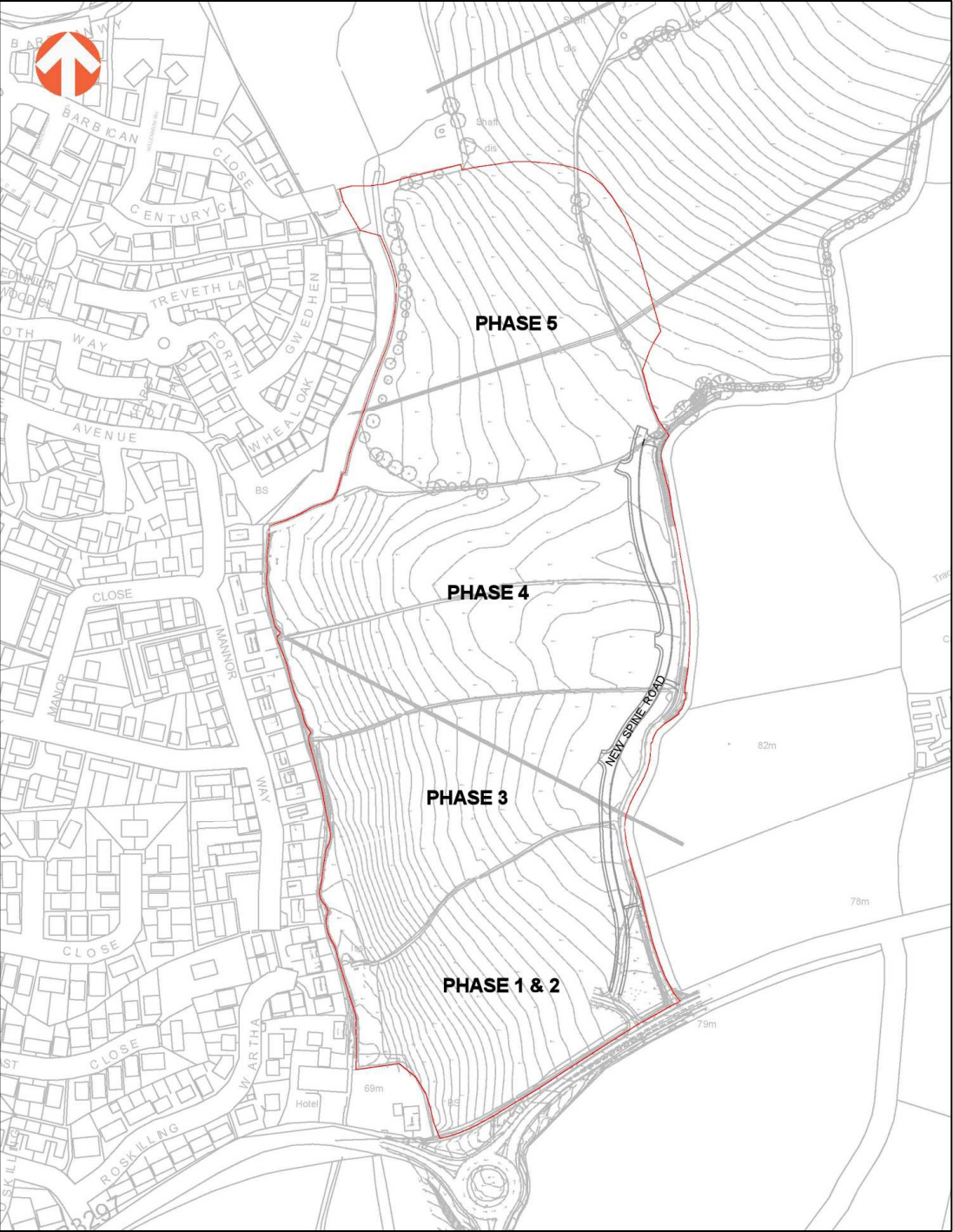
Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: philip@klp.land or andrew@klp.land

Tel. 07866 522910 (Philip) 07902 766862 (Andrew)

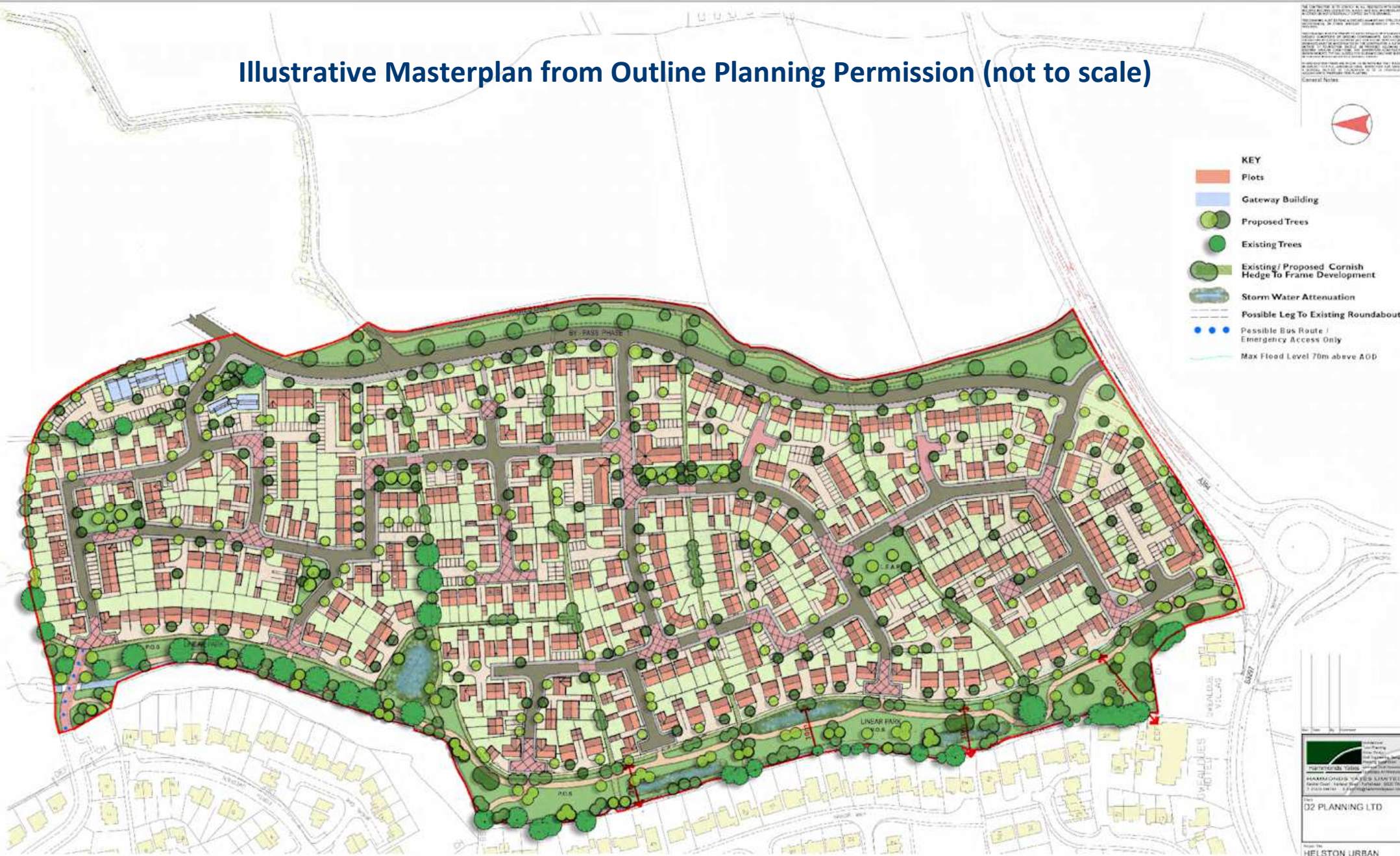
OS Location plan with phases illustrated (not to scale)



Aerial view with approximate area for sale outlined



Illustrative Masterplan from Outline Planning Permission (not to scale)



- KEY**
- Plots
 - Gateway Building
 - Proposed Trees
 - Existing Trees
 - Existing / Proposed Cornish Hedge To Frame Development
 - Storm Water Attenuation
 - Possible Leg To Existing Roundabout
 - Possible Bus Route / Emergency Access Only
 - Max Flood Level 70m above AOD

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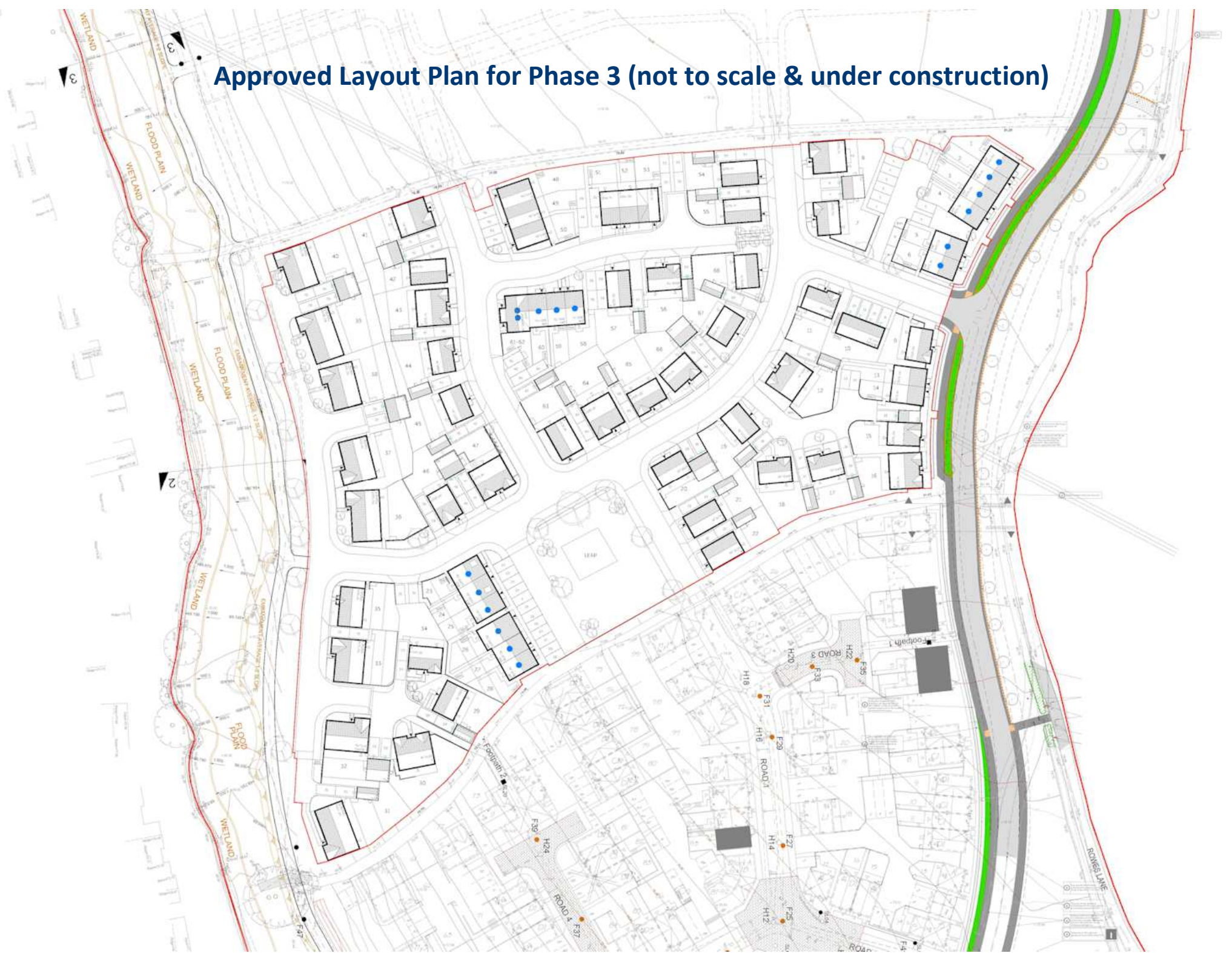
D2 PLANNING LTD

HELSTON URBAN EXTENSION HXI

ILLUSTRATIVE MASTERPLAN

1589 100

Approved Layout Plan for Phase 3 (not to scale & under construction)





Aerial view of the site from the south west looking north east across Phases 1, 2 and 3



Aerial view of the new spine road from the entrance to Phase 3 looking North



Aerial view of the site looking SW over Helston with The Loe Lake & Porthleven on the coast in the distance