

POTENTIAL DEVELOPMENT SITE

HAYE ROAD, CALLINGTON

- c. 0.22 ha (0.55 acres) of potential development land close to town centre
- Land forms part of site subject to positive pre-application (ref. PA22/01378/PREAPP)
- Offers invited for a conditional (subject to planning) purchase

THE SITE – PL17 7JJ

This potential development opportunity is located on the western side of the town of Callington, in Cornwall. The site comprises an existing bungalow with gardens and a substantial open area of land to the rear – in total extending to c. 0.55 acres (0.22ha). A recent pre-application enquiry, submitted on the 2nd August 2022 and seeking advice on the potential for the development of this site (along with the adjacent building George Place which does not form part of this sale) to form up to 21 dwellings received a positive response from Cornwall Council.

They suggest in summary: “...the layout and other details provided with this pre-application appear to be well rounded in respect of the key issues and therefore progression towards a full application now seems the next logical step.”

The land being offered for sale is shown on the indicative plans submitted with the pre-application enquiry for 9 terraced dwellings although alternative layouts may of course be feasible. Interest is sought from builders/developers for a conditional (subject to planning) purchase of the site.

CALLINGTON

The Cornish market town of Callington has a rich industrial history as a silver and tin mining town. Today, Callington offers a wide range of amenities including pubs, restaurants, cafes, and takeaways, as well as primary and secondary schools, a superstore, pharmacy, doctors surgery, and bank. The town is within an area offering some of the finest West Country scenery, including the stunning Tamar Valley, an area of outstanding natural beauty. This can be explored by boat, on the Tamar Passenger Ferry or by car.

PLANNING

Pre-application enquiry reference PA22/01378/PREAPP was submitted to Cornwall Council seeking “advice for residential development of land and buildings, up to 21 units” (including both the land being offered for sale and the adjacent building at George Place). Advice was received from Cornwall Council on 13th September 2022 and is available from the Agents upon request.

METHOD OF SALE

The Agents are inviting proposals on a conditional (subject to planning) basis. However, unconditional offers may also be considered.

Prospective purchasers should contact the agents for further information or to discuss the terms of any offer.

VIEWING

Strictly by appointment with the Agents.

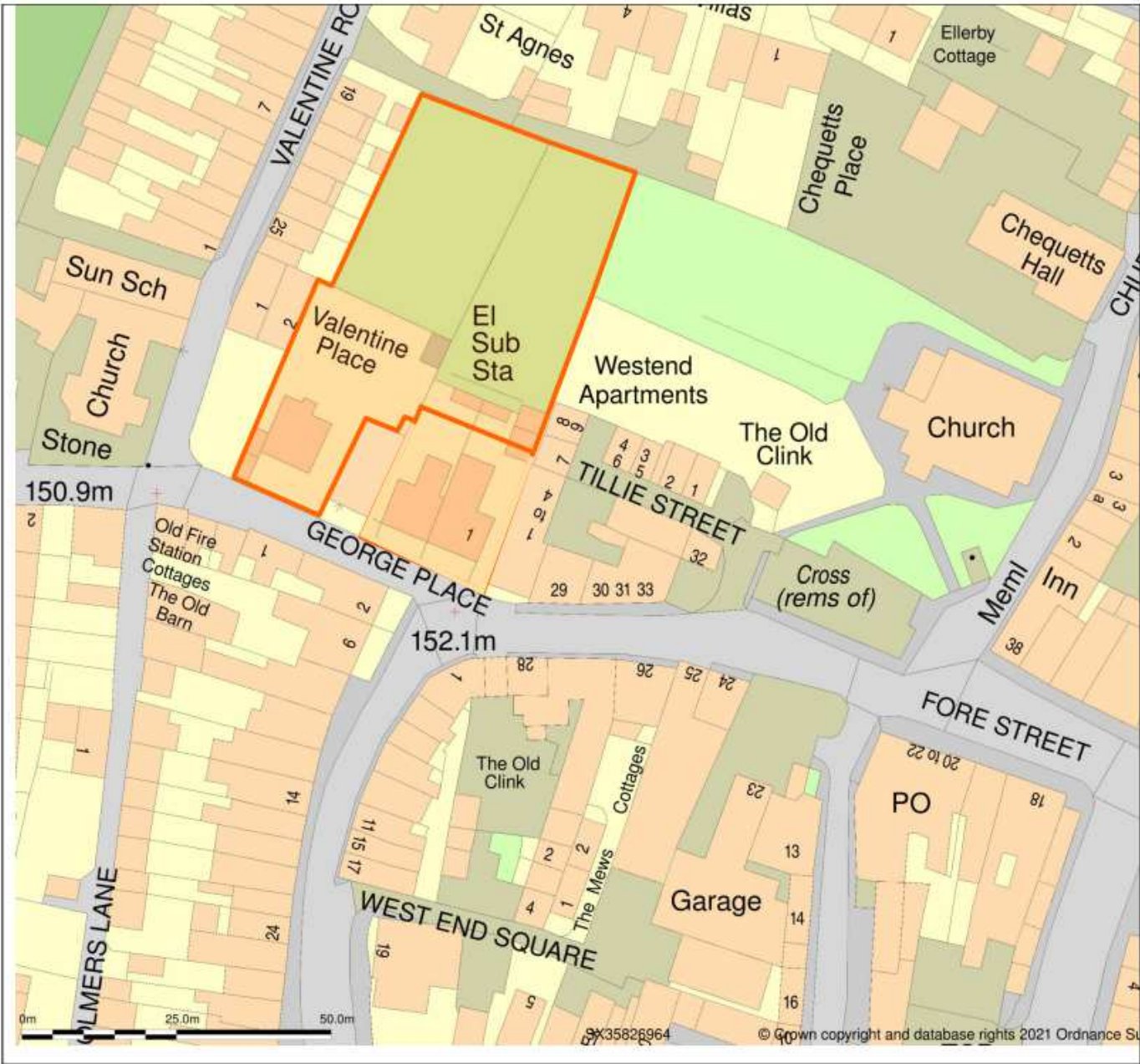
CONTACT: Alex Munday

REF: 825/AM/R2



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300 / 07947 561773

Approximate boundary of site offered for sale edged orange

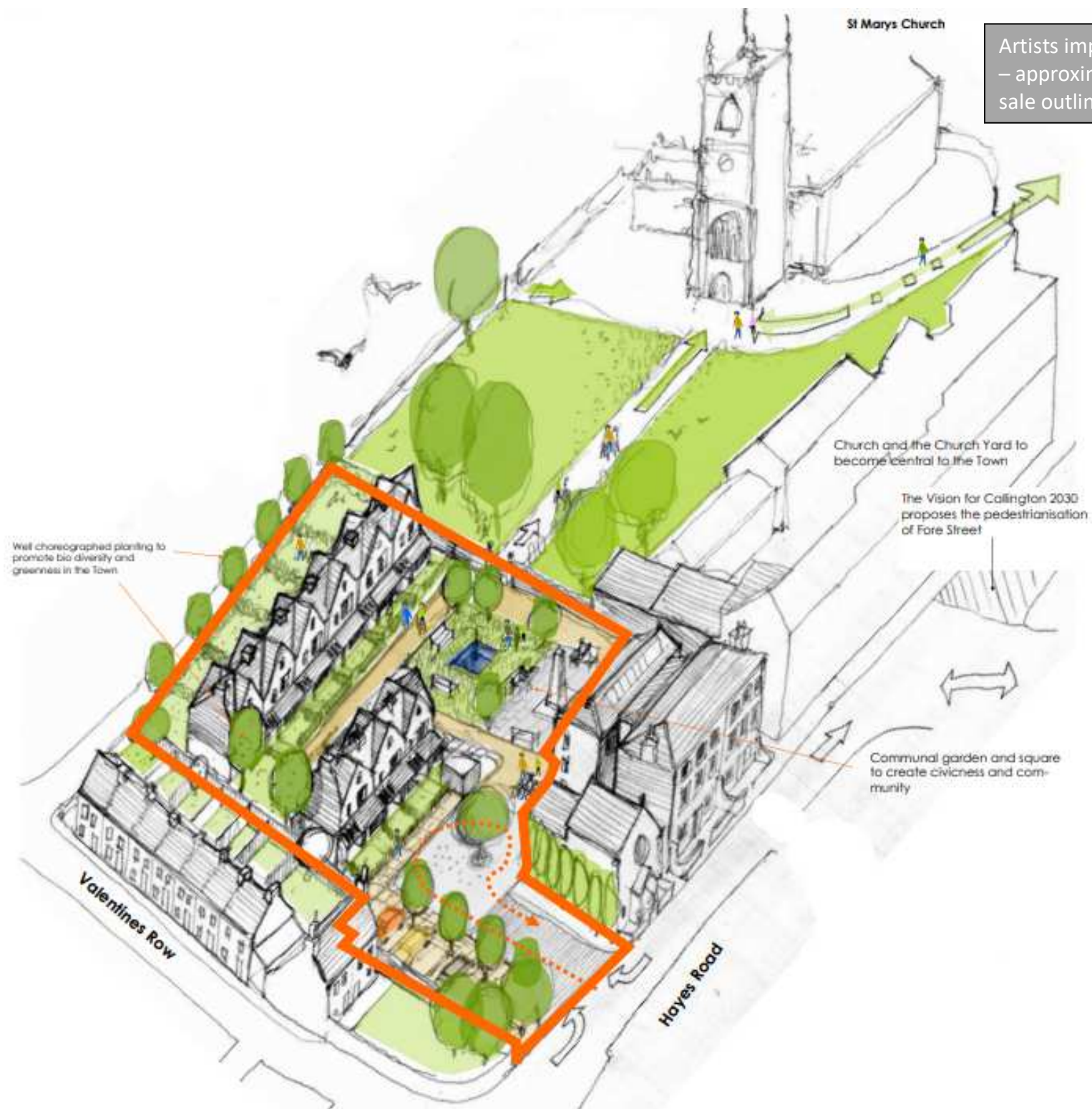


KEY

-  Existing Buildings (Dwellings)
Various sizes
-  Proposed dwelling units
(Mix of two and three bedroom homes)
-  Private Gardens
-  Communal Gardens
-  Existing buildings maintained
-  Pedestrian Routes/Paths
-  Vehicular access & Services
-  Bikes
-  Bins
-  Sub Station
-  Parking including
Charging points

Nine designated parking spaces for housing, to include charging points. Parking to be tree lined





Artists impression of indicative scheme – approximate area being offered for sale outlined in red.



Photos (from top left clockwise) showing: View showing part of site facing southwest; View showing part of the site facing northeast; View of rear elevation of existing bungalow, View of St Marys Church adjacent to the site.