

POTENTIAL DEVELOPMENT SITE

HAYE ROAD, CALLINGTON



- Positive pre-application (ref. PA22/01378/PREAPP) response for up to 21 dwellings
- Approximately 0.27 ha (0.67 acres)
- Offers invited for a conditional (subject to planning) purchase

View of the existing building at George Place

THE SITE – PL17 7JJ

This potential development opportunity is located on the western side of the town of Callington, in Cornwall. The site comprises a substantial three storey (not Listed) former residential and commercial property, an existing bungalow with gardens and a substantial open area of land to the rear of the two properties. A recent pre-application enquiry, submitted on the 2nd August 2022 and seeking advice on the potential for the development of the site to form up to 21 dwellings (a mixture of flats and houses) 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.”

Interest is therefore being 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 redevelopment of the existing 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.

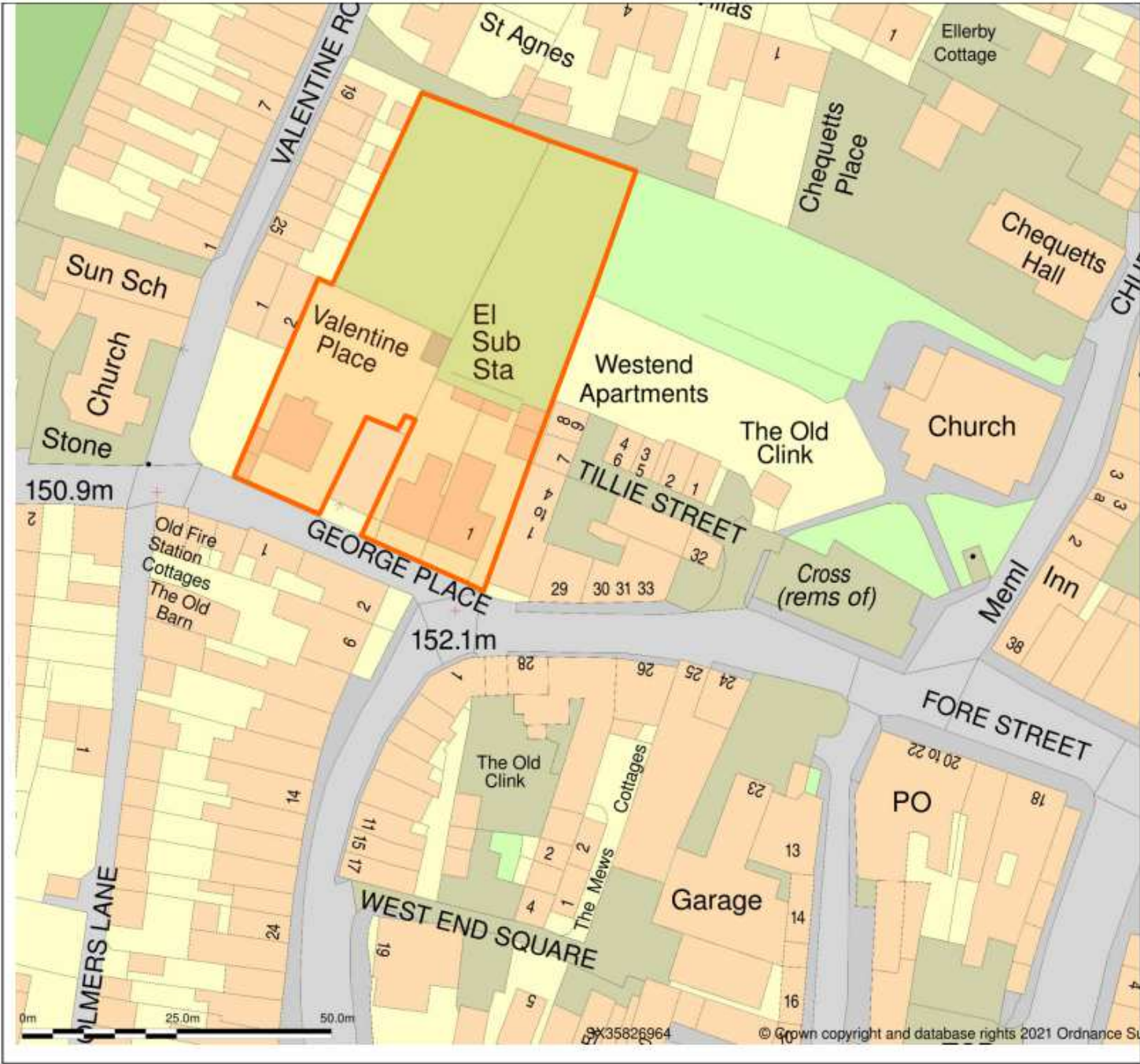
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Approximate boundary of site edged orange



- 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



Solid Red line denotes site boundary

CHURCH YARD

Square for dwelling and social interaction

Double Pile development housing 6no. one bedroom flats

George Place
It is proposed that George Place be revitalised and repurposed as 6no. flats

Pavement from Town Centre

Valentines Row
flow way street including parking on one side

Paved area





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.



Aerial image of site showing approximate boundary in red