

FOR SALE FREEHOLD

RESIDENTIAL AND COMMERCIAL DEVELOPMENT SITE

TRELOGGAN, NEWQUAY, CORNWALL TR8 4NH

25.1 Acres
10.16 Hectares

david ball
Agencies

LOT 3

LOT 1

LOT 2

CAD
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LOCATION

The development site is located on Newquay's southern edge off the A392. Newquay Town Centre is 2.2km (1.4 miles) to the northwest. Newquay Train Station is 1.8km (1.1 miles) to the north. Cornwall Airport is 6.2km (3.6 miles) to the northeast.

To the East of the site, the proposed Nansledan development is ongoing and next phases include the completion of the Newquay Strategic Route which will link Henver Road to the A392. To the west of the site is the successful Treloggan Industrial Estate and existing supermarkets.

THE SITE

The site currently consists of undeveloped scrub and pasture contained within a series of fields enclosed by hedgerow. The total site area is 25.1 acres / 10.16 hectares.

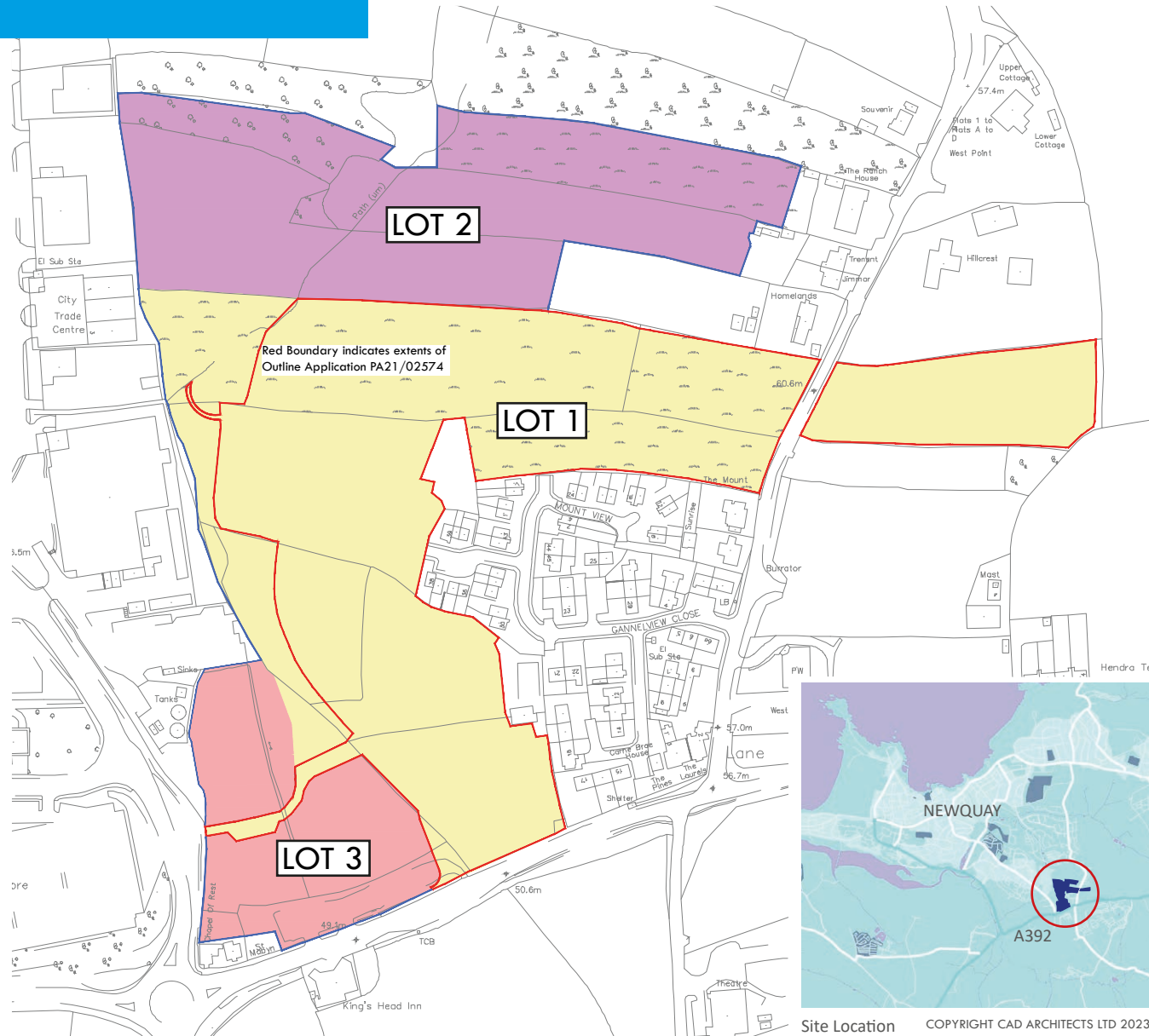
PLANNING

Planning Reference PA21/02574 features 134 dwellings along with commercial Buildings on the main part of the site, identified as Lot 1.

Purchasers would need to make their own Planning Enquiries in respect of Lots 2 and 3 but these would be well suited for either residential or commercial uses.

VAT

All figures quoted are exclusive of VAT where applicable.



Site Location

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VIEWING AND FURTHER INFORMATION

For further information or to make an appointment to view, please contact:

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LOT 1

DESCRIPTION

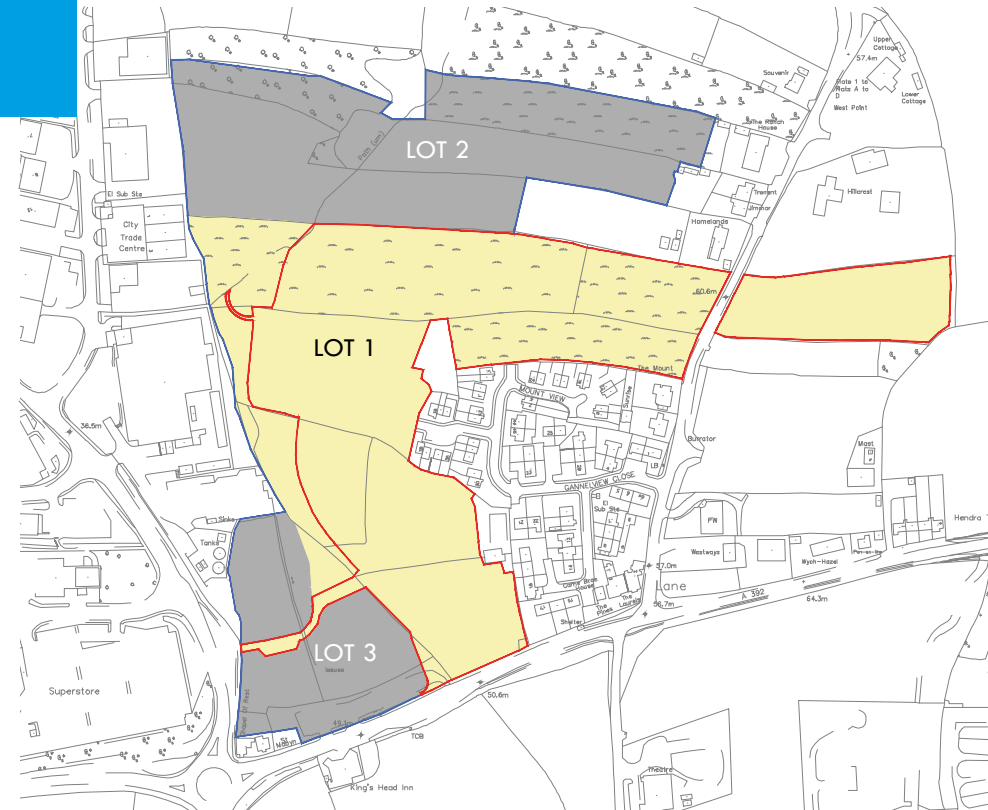
Lot 1 currently consists of scrub and pasture contained within a series of 8 fields enclosed by hedgerow. There is existing residential development to the east at Gannel View Close and Mount View with further residential development to the south of the A392. The site area includes a further enclosed field on the east side of Trencreek Road.

AREA

The site area for Lot 1 is 14.65 acres (5.93 hectares)

PLANNING

Planning reference PA21/02574, includes the main part of the site, identified as Lot 1. The application description consists of: *A mixed use development of up to 134 residential dwellings, commercial Use Classes E(a), (b) and (g), new vehicular access, new proposed junction, pedestrian/cycleway link, equipped area for play, foul and surface water drainage infrastructure and associated public open space and landscaping (reserved matters of Appearance, Landscaping, Layout and Scale).*



Position of Lot 1 within overall sale site. Planning Application (PA21/02574) area outlined in red.



Indicative Image of the Proposed Development within Lot 1 (Application PA21/02574)



Photograph of Lot 1 looking north



Photograph of Lot 1 looking south

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Indicative site plan submitted under
Application Reference PA21/02574

LOT 1



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LOT 2

DESCRIPTION

Lot 2 currently consists primarily of scrub contained within a series of 4 fields enclosed by hedgerow. The central field has been maintained as a grass paddock/lawn. There are some houses to the east with Treloggan Industrial Estate located to the west.

AREA

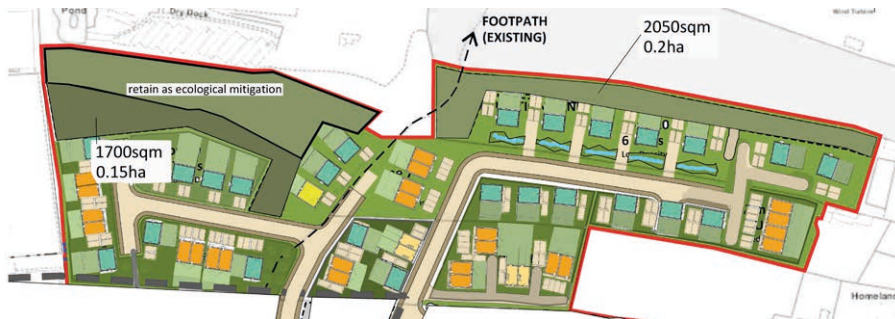
The site area for Lot 2 is 7.31 acres (2.96 hectares)

PLANNING

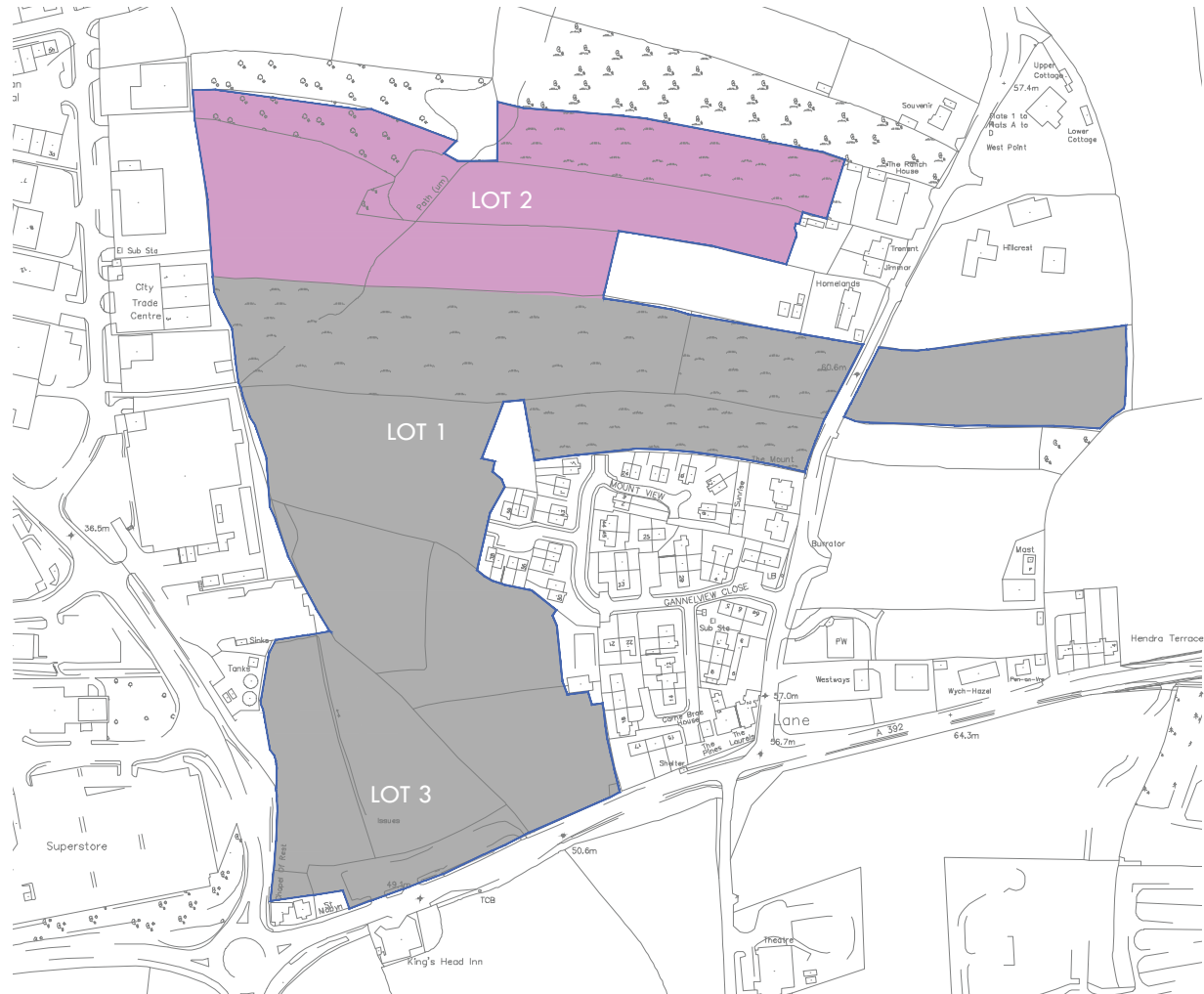
Potential Purchasers would need to make their own enquiries in respect of Planning with the Local Authority for potential development in Lot 2. This area would suit potential residential development.



Photograph of Lot 2 looking south



Architectural Sketch of potential residential layout of Lot 2



Position of Lot 2 within overall sale site

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LOT 3

DESCRIPTION

Lot 3 currently consists primarily of scrub contained within a series of 3 fields enclosed by hedgerow. The southern field area contains an area of hardstanding formerly utilised as a car park. Lot 3 fronts onto the A392 to the south and Treloggan Road to the west. There are industrial buildings to the north.

AREA

The site area for Lot 3 is 3.2 acres (1.27 hectares)

PLANNING

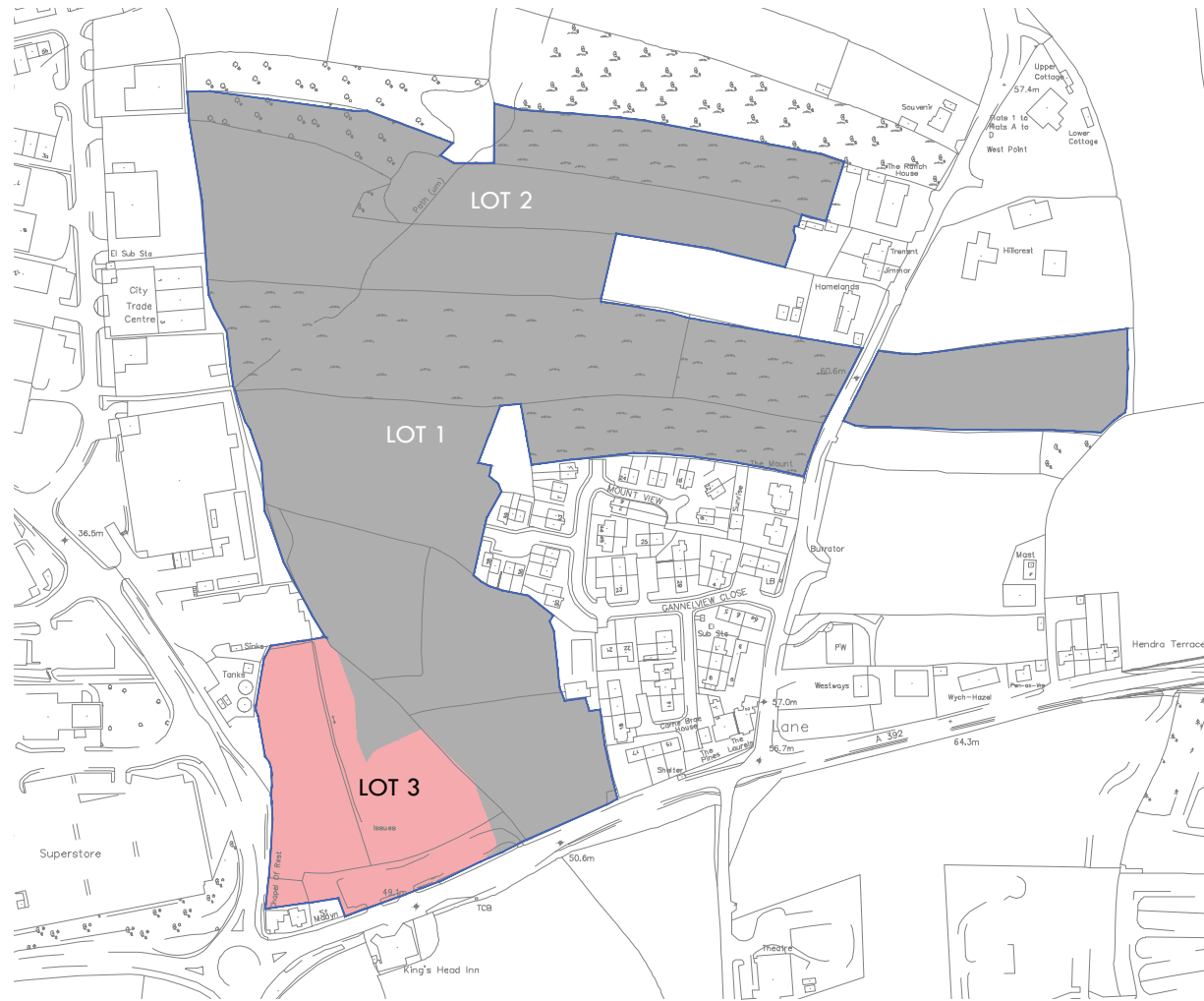
Potential Purchasers would need to make their own enquiries in respect of Planning with the Local Authority for potential development in Lot 3. This area would suit potential commercial development. Initial architectural designs have been prepared to indicate how the site could be used to accommodate a supermarket, drive-thru and self storage or car wash facility.



Architectural Sketch of potential drive-thru and self storage or car wash facility



Architectural Sketch of potential Supermarket and associated car park



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