



RESIDENTIAL DEVELOPMENT SITE FOR SALE



**LAND ADJ TO BLACKWATER
CP SCHOOL
NORTH HILL, BLACKWATER
TRURO
CORNWALL TR4 8ES**



- **Fantastic residential development opportunity**
- **Situated in the charming village of Blackwater approximately 6 miles from Truro, Cornwall's capital**
- **Planning Reference: PA13/09488 for the development of 6 properties**
- **The premises comprises 2 x 2-bed semi-detached houses, 3 x 3-bed houses and a 4-bed detached house with garage**
- **Phase 1 - Two semi-detached, two-bedroom properties built to shell specification**
- **Phase 2 - Three, three-bedroom properties**
- **Phase 3 - Four-bedroom detached house with garage**



FREEHOLD PRICE £445,000

LOCATION

The development site is located in Blackwater, within the parish of St Agnes, nestled between Truro and Redruth. Positioned along the historic route of the A30 to the north of its present course that bypasses the village, Blackwater is a charming village with a primary school, public house and local amenities. The site is located to the north of Blackwater Community Primary School and offers a rectangular site at the junction of North Hill and Briardene Road.

DESCRIPTION

A partially developed site with planning consent for the development of 6 properties with Phase 1 partially developed. The development of Phase 1 has commenced and provides for two, 2-bedroom semi-detached houses built to shell specification.

Phase 2 offers the opportunity to develop a terrace of three, 3-bedroom houses. Phase 3 also has planning consent for a detached 4-bedroom house with garage.

FREEHOLD

Guide Price £445,000.

LEGAL COSTS

Each party to bear their own legal costs.



PLANNING

The site has a valid planning consent ref PA 13/09488. The planning consent is subject to a Section 106 Agreement/reserved matters to include the provision of three affordable dwellings to include A2 Bed = 96m², B3 & B4. 3 Bed = 127m². We would advise all interested parties to make their own enquiries with Cornwall Council on planning matters.

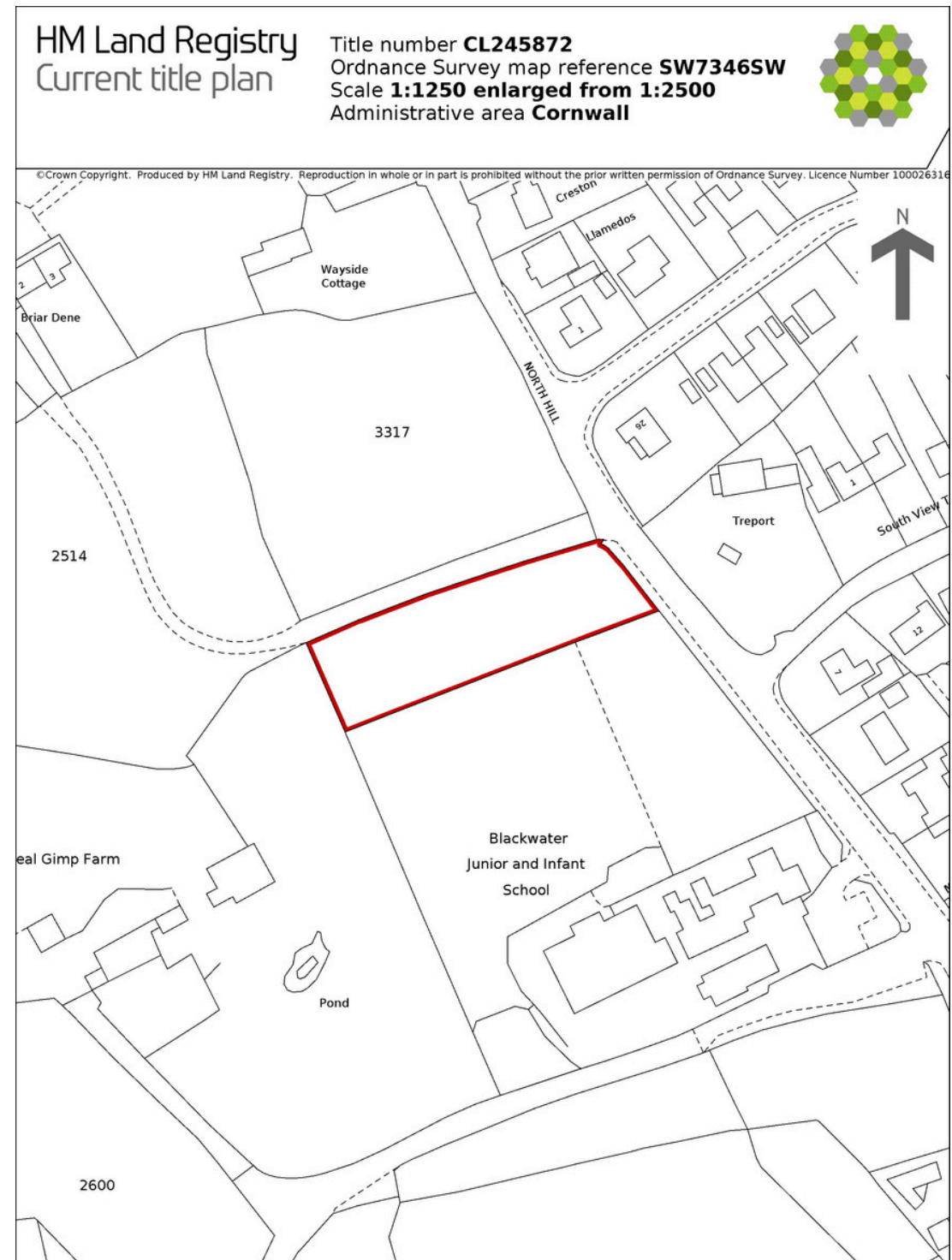
VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents.

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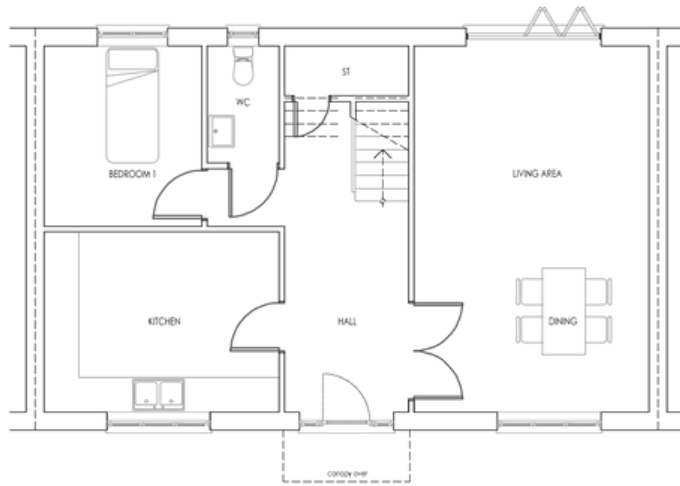


PLANS

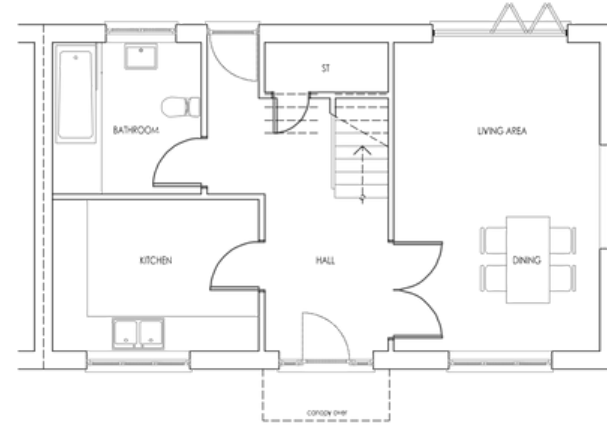
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NOTES / REVISIONS

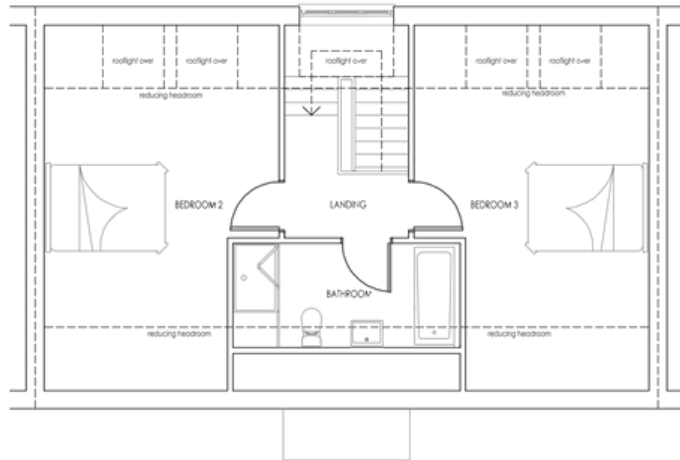
REV	NOTES	DATE



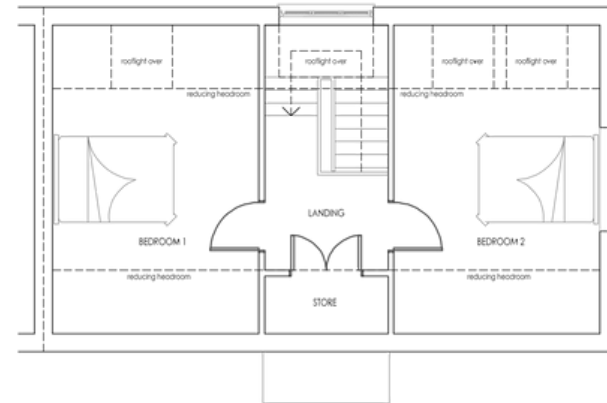
1 Ground floor plan as Proposed - House type B, 3 Bed (example)
 Scale 1: 50 @ A1



3 Ground floor plan as Proposed - House type A, 2 Bed (example)
 Scale 1: 50 @ A1



2 First floor plan as Proposed - House type B, 3 Bed (example)
 Scale 1: 50 @ A1



4 First floor plan as Proposed - House type A, 2 Bed (example)
 Scale 1: 50 @ A1

HOUSE TYPES

- A (2 x)
 - 1.5 Storey (2 bed)
 - Affordable Housing
 - 75m²
- B (3 x)
 - 1.5 Storey (3 bed)
 - Affordable Housing
 - 100m²

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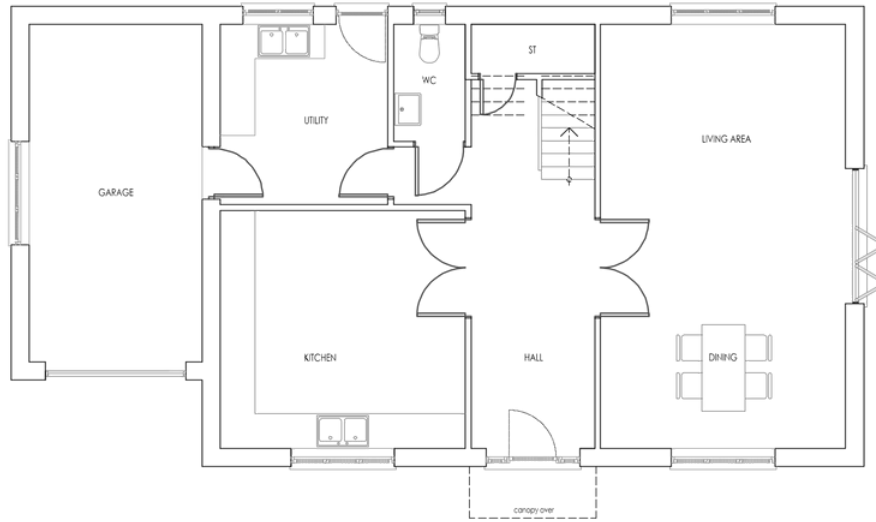
Client: MR-G. GARTHUR
 Job Description / Location: PROPOSED-DEVELOPMENT
 SITE-ADJACENT-TO:
 BLACKWATER-PRIMARY-SCHOOL
 NORTH-HILL, BLACKWATER, TRURO
 TR4-8ES

Drawing Title: EXAMPLE-PLANS-AS-PROPOSED
 HOUSE-TYPES-A&B

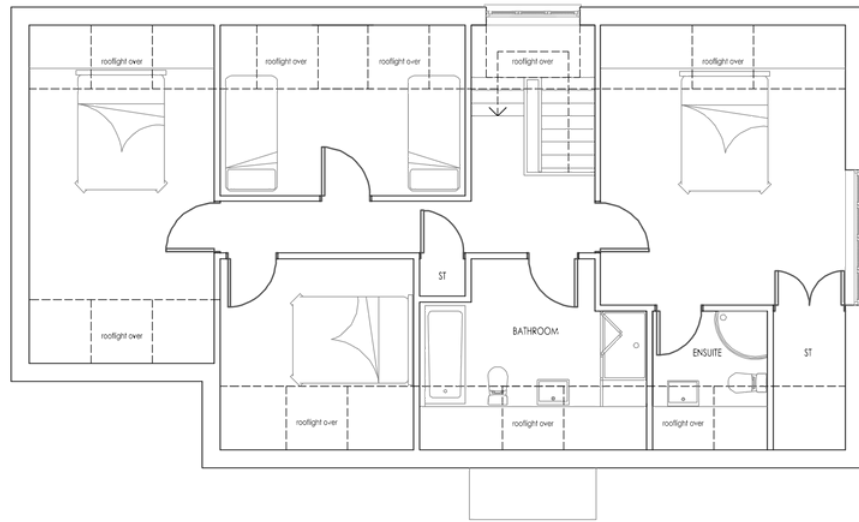
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PLANNING ISSUE

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1 Ground floor plan as Proposed - House type C, 4 Bed (example)
 Scale 1:50 @ A1



2 First floor plan as Proposed - House type C, 4 Bed (example)
 Scale 1:50 @ A1

NOTES / REVISIONS

REV.	NOTES	DATE

HOUSE TYPE
 C (1 x)
 - 1.5 storey (4 bed)
 - Open Market
 - 150m2

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 TR4-8ES

Drawing Title
EXAMPLE-PLANS-AS-PROPOSED
 HOUSE-TYPE-C

Date	Scale	Issue date
15-07-13	1/50	-
Drawn By	Checked by	AJC A No.
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Job No.	Drawing No.	Revision
0941	004	-

PLANNING ISSUE



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