



DEVELOPMENT LAND, PITYME, ST. MINVER, WADEBRIDGE, PL27 6QT

Asking Price £500,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The land is located to the north-east of Trewiston Lane in Pityme, St Minver on the outskirts of Rock. Wadebridge, a popular market town and home to the famous Camel Trail, is located some 5 miles to the southeast. Wadebridge has numerous supermarkets, schools and other amenities. Polzeath is approximately one mile to the north with its famous surfing beach and both Rock and Polzeath are hugely popular amongst holiday makers.

DESCRIPTION:

An attractive parcel of development land located near Rock on the North Cornwall Coast. The land is available as a whole and comprised of two plots, to the south is a plot of approximately 1.82 acres of land and to the north is a plot of approximately 0.48 acres.

There is main water, a Western Power transformer and a pump sewer all on site with further details available upon request.

Offers are invited for this rare opportunity in one of Cornwall's gem locations.

TENURE:

The land is held under the freehold title CL361267 and the plans as part of these sales particulars are for identification purposes only.

A copy of the title is available to seriously interested parties following an initial conversation.

PLANNING:

The land sits within the local plan Special Development Area 1 which is earmarked for affordable housing under the Cornwall Local Plan exception policy, or as offices, light industrial or retail uses.

The actual land has a historic consent and outline permission for 22 houses; PA16_03215

Since "the SDA1 land area of land" within the NDP which all has the same planning stratus had/has been through examination and then the referendum and part of planning;

PA17/02434 JBCH commercial units - granted
 PA19_10890 Jethro commercial artist studio - granted
 PA20_00981 Clean Earth commercial units - granted
 PA20_10011 Camel Ski commercial units - granted
 PA20/07714 45 dwellings - withdrawn
 PA21_02066 A moderately priced local residence - refused
 PA21_03045 Commercial units the point - granted
 PA22_10219 Commercial units the point - granted
 PA22/11442 1 affordable house 1 market house - withdrawn
 PA24/02460 Commercial units and a live work unit - refused

VAT:

The land is not elected for VAT therefore no VAT is payable on the purchase price.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

Given there are no buildings on site there is no EPC and none is required.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial or John Bray Estates.

Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

or contact our joint agents at JB Estates:-

Charlie Hambly on 01208 862801

Email charlie.hambly@johnbrayestates.co.uk







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