



C J H LAND

DEVELOPMENT & LAND AGENCY

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

1.25 Hectares (3.1 acres) of greenfield land on the edge of Lostwithiel benefitting from an outline planning permission for 50 residential units.

Bartholomew Meadow, Grenville Road,
Lostwithiel, Cornwall

LOCATION

The town of Lostwithiel is located within the Fowey river valley on the A390 equidistant between Plymouth & Truro in central Cornwall. It has a population of about 3000 and is well served by the First Great Western train service, which operates on the Cornish Main Line between Plymouth and Penzance.

Notable local buildings such as St Bartholomew's Church and Restormel Castle provide Lostwithiel with a real sense of history, which can be explored further in the town's own museum.

With stunning countryside surrounding the area and the popular sailing town of Fowey just to the south, the wider community of Lostwithiel has a lot to offer. There are 2 primary schools within the town: St Winnow Church of England and Lostwithiel Primary School, nearby Fowey Community College provides education for children between the ages of 11-16.

There are a variety of good local shopping facilities and a doctors surgery within the town. Larger supermarkets are located a short distance away at either St Austell or Bodmin.

THE SITE

The site is located on the eastern edge of Lostwithiel in the suburb of Bridgend. It is rectangular in shape, grassed and extends to approximately 1.25 hectares (3.1 acres). The general topography of the site slopes gently from north to south creating a natural southerly aspect. To the east and west are open fields, to the south is a small stream and to the north is Grenville Road from which the site is accessed.

DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that:

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
 2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.
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PLANNING

The site has the benefit of an outline planning permission granted by Cornwall Council (no. PA14/05685) for the erection of up to 50 residential units, of which 25 are to be affordable (of which 17 are shared ownership and 8 are affordable rent).

There is a section 106 contribution to be made of £77,320.55 for offsite Public Open Space prior to the occupation of the 26th dwelling. This payment will be the purchaser's responsibility.

SERVICES

We understand that all mains services are in close proximity to the site however all interested parties are deemed to have made their own enquiries to the relevant service authorities.

METHOD OF SALE

The freehold of this property is offered for sale on an unconditional basis by way of Informal Tender. Written offers should be submitted to the offices of CJH Land Ltd no later than **12 noon Friday 1st July, 2016.**

It is part of CJH Land Ltd's instruction to deliver the affordable housing provision, Sarah Griffin will be providing all of these necessary details in due course. If you have any queries regarding this aspect of the development please do not hesitate to contact Sarah at sarah@cjhland.co.uk



Site plan indicative of boundary



VIEWING ARRANGEMENTS

The site can be viewed from Grenville Road during daylight hours. If you require access to the property please contact CJH Land Ltd for an appointment.

INFORMATION DISC

There is an information disc available which contains all of the relevant information relating to the outline planning permission.





C J H L A N D

DEVELOPMENT & LAND AGENCY

Tel: 01275 463588

Fax: 01275 461919

matthew@cjhland.co.uk

www.cjhland.co.uk

The Gatehouse | 9 Farleigh Court | Old Weston Road
Flax Bourton | Bristol | BS48 1UR