

## PAIR OF BUILDING PLOTS, BACK LANE, ANGARRACK, HAYLE, CORNWALL TR27 5JE



We are very pleased to offer for sale a pair of building plots with outline planning permission for two family homes in the extremely desirable village of Angarrack near Hayle in West Cornwall. Under reference PA19/08727, outline planning permission with some matters reserved, was granted on 20/02/2021 for the construction of up to two family dwellings. The pair of plots slope to the south-westerly direction and were formerly part of the garden at Mellanoweth House.

It will be the buyer's responsibility to construct the access road from Back Lane.

**Guide Price: £495,000 Freehold**

## Situation:

Situated in Back Lane, Angarrack overlooking the surrounding countryside and the famous and architecturally inspiring Angarrack railway viaduct originally designed by Isambard Brunel but rebuilt in 1883, providing an amazing backdrop. Angarrack is a small but lively village on the outskirts of Hayle, with easy access to the main A30. The town of Hayle itself and the beaches are only a short drive away. A little longer walk takes you down to the Hayle retail park with Next, M&S and Boots available. Angarrack offers a village pub and boasts a very strong community. The Angarrack Christmas lights are the one of best displays in Cornwall and people come from far and wide during the evenings in December to meander the streets with offerings of Mulled wine and Chestnuts from the pub.



**Services:** Mains electricity and water available nearby, buyer to make their own enquiries. To avoid flooding, a system for the disposal of surface water is required prior to occupation of the proposed properties. None of these services have been tested and therefore no guarantees can be given.

**Agents Note:** We understand CIL Zone 4 is payable.

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The attached plan is not scale. All acreages are approximate.

**Tenure:** Freehold

**Viewing:** Strictly by appointment with the vendor's sole agent, Lodge and Thomas Tel 01872 272722

**Directions** From the centre of Angarrack, travel along Back Lane for about 300 yards and the plots will be found on the left-hand side.

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#### **CONDITIONS:**

1. Details of the appearance, landscaping, layout and scale, (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved. Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. An application for approval of reserved matters must be made no later than the expiration of 3 years from the date of this decision and the development hereby approved shall commence no later than 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
3. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application". Reason: For the avoidance of doubt and in the interests of proper planning.
4. Prior to the first occupation of the development hereby permitted, the installation of a system for the disposal of surface water on the site shall be completed in accordance with the details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme for maintaining the system. The system shall be retained and maintained thereafter in accordance with the approved details. Reason: To avoid flooding and in the interests of water quality and the residential amenities of future occupiers, in accordance with the aims and intentions of paragraphs 155, 163 of the National Planning Policy Framework 2019.

The condition is required as the site lies within a Critical Drainage Area

#### **INFORMATION:**

The developer(s) is encouraged to use sustainable building methods in the construction of the dwellings so that they are as energy-efficient as possible, in light of the Council's plan to tackle the climate emergency and help Cornwall cut its carbon footprint.

