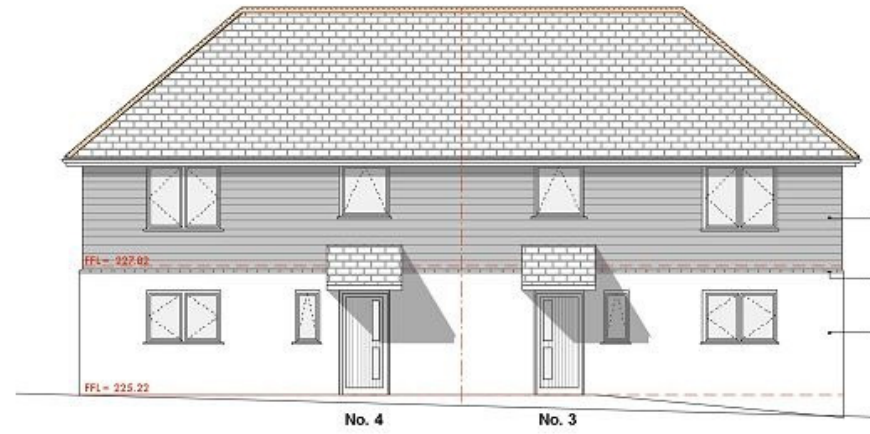
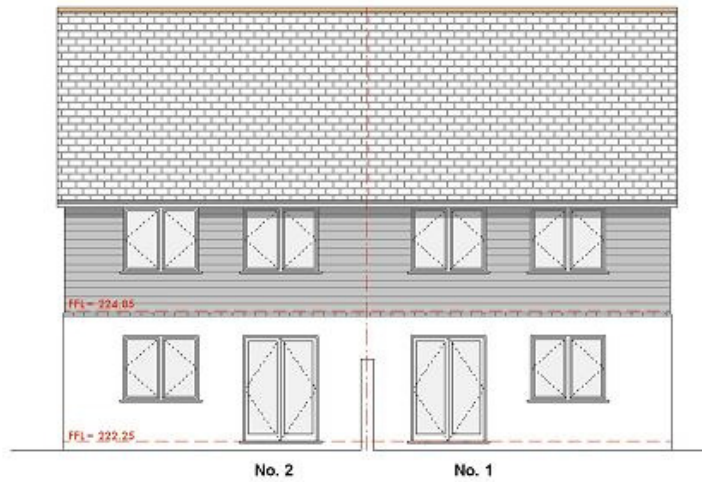


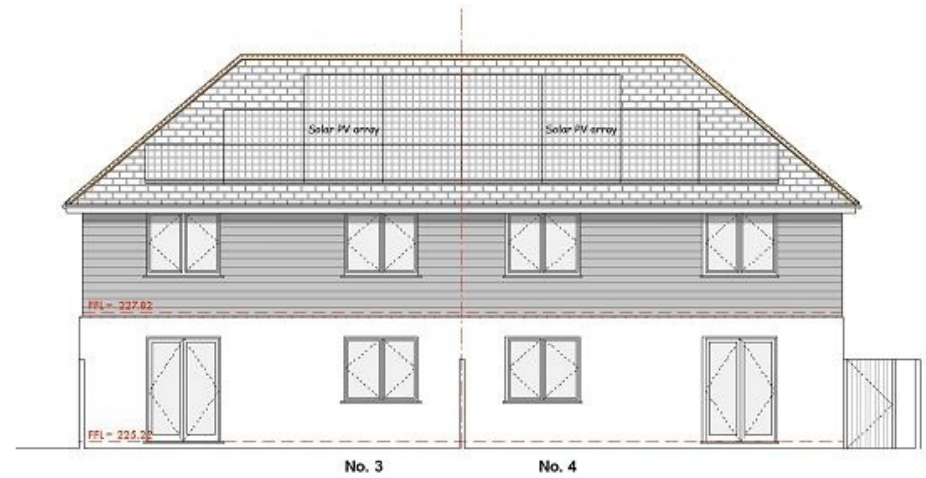
WEST ELEVATION



NORTH-WEST ELEVATION



EAST ELEVATION



SOUTH-EAST ELEVATION

10 x Plots
Four Lanes, Redruth

LODGE & THOMAS

ESTABLISHED 1892

10 Plots at Hillcroft Farm

Loscombe Road, Four Lanes, Redruth,
Cornwall TR16 6QA

Guide Price - £500,000 Freehold

Property

An opportunity to acquire a development site with detailed planning consent for 10 x semi-detached 3-bedroom dwellings in a village location within level walk to the village school and the village shop and located within easy reach of the west Cornwall towns of Redruth and Camborne.

Location

The village of Four Lanes lies to the south of the towns of Redruth and Camborne. Both towns, steeped in mining history offer a plethora of retail and professional services along with leisure and medical facilities and senior educational establishments.

Locally the village of Four Lanes boasts a village shop, Pencoys primary school, public house and organic farm shop.

The former market town of Helston lies approximately 7 miles to the south which is famous for its Furry Dance and is the gateway to the stunning Lizard Peninsula, an area of outstanding natural beauty. The Cathedral City of Truro lies approximately 17 miles distant and is the main administrative centre of Cornwall.

The Site

The site obtained detailed planning consent in 2018 for the construction of 10 dwellings. The vendor has implemented the planning consent by commencing the works on 2 dwellings at the front of the site.

There are two house designs for the site:

House Type 1- gross external floor area of 100sqm per dwelling. (Plot 1,2,5,6,7,8,9,10)

House Type 2- gross external floor area of 99.8sqm per dwelling (Plots 3 & 4)

Full details and layout are available from Cornwall Council planning portal under planning reference number PA18/02110.

Proposed Services: Mains water, mains drainage are believed to be located in the road. Interested parties are advised to undertake their own due diligence in this matter.

Wayleaves, Easements and Rights of Way: The sale of the site will be subject to all existing wayleaves, easements and rights of way as may exist. The vendors of the site will retain access over the roadway from the highway to their retained land.

Local Authority: Cornwall County Council

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 these particulars.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas. **Location:** [what3words/directors.joys.divides](https://www.what3words.com/directors.joys.divides)

LEGEND

- Private surface water sewer 100mm @ Ø 1:100 min fall.
- Proposed soakaway constructed using modular infiltration units (symbioic or similar)
- Proposed private foul sewer 100mm @ Ø 1:100 (where no sur: 1:40 min.)
- Proposed private surface water polypropylene inspection chamber.
- Proposed private foul water inspection chamber.
- Permeable Paving
- Pedestrian crossing and tactile paving
- datum = Cover level = 221.70

All dimensions must be checked on site by contractor prior to commencement of works. Any discrepancies must be reported to Charles Green Design for action.

SCALE BAR
0m 5m 10m 15m 20m

BOUNDARY TREATMENT

- (A) (B) New 1.5m HT. Cornish earth and stone hedge.
- (B) (C) New pedestrian / vehicle access.
- (C) (D) Existing Cornish earth and stone hedge 1.5m HT.
- (D) (E) Existing 1.4m HT. timber post and chainlink fence
- (E) (F) Road Edge - no boundary.
- (F) (G) New 1.8m HT. close boarded timber fence
- (G) (A) New 1.5m HT. Cornish earth and stone hedge.

Extend existing foul sewer within Loscombe Road to serve development

Proposed Development:

Site Area: 0.3 hectares
 10 No. 2 storey Open Market Houses
 22 No. parking spaces
 House Type 1 (Nos. 1, 2, 5, 6, 7, 8, 9 + 10)
 Gross External Ground Floor Area = 50.6m²
 Gross External First Floor Area = 49.4m²
 Gross External Floor Area = 100m² per dwelling
 House Type 2 (Nos. 3 + 4)
 Gross External Ground Floor Area = 50.5m²
 Gross External First Floor Area = 49.3m²
 Gross External Floor Area = 99.8m² per dwelling

Drainage:

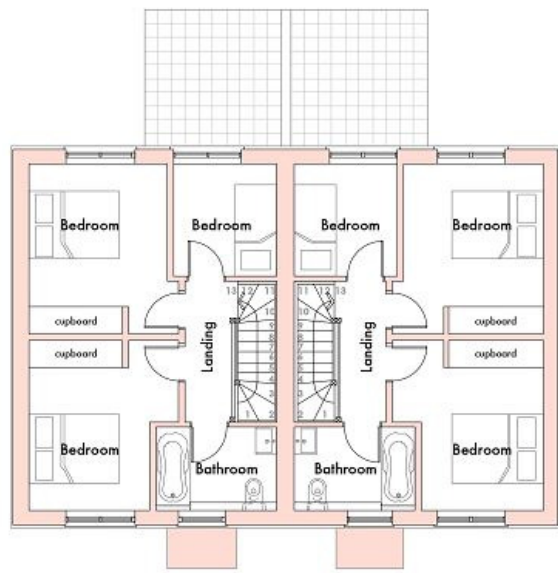
For more information regarding foul and surface water drainage please refer to EDS drawings project ref. J-307 drawings 3001A, 3002A, and 3401A.

Soil Contamination:

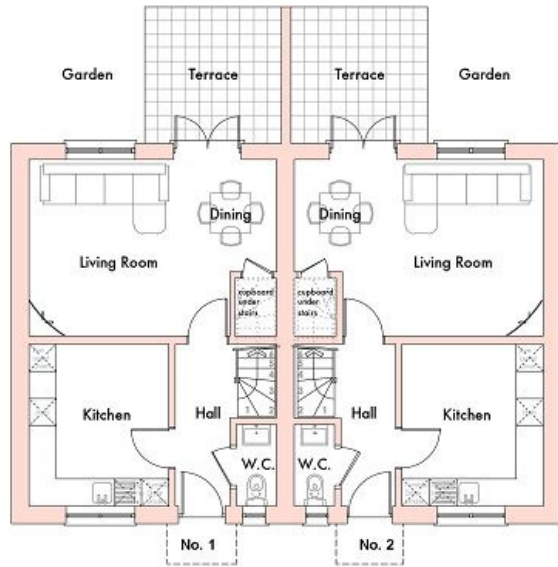
For more information please refer to Wheel Jane Consultancy Phase I environmental risk assessment doc no. SI9286/PH1

Client:	Mears
Job:	Land at Hillcroft Farm Four Lanes, Redruth
Drawing:	Site Plan as Proposed
Scale:	1 : 250
Drawn:	M J R
Date:	January 2018
Number:	934/A2/06
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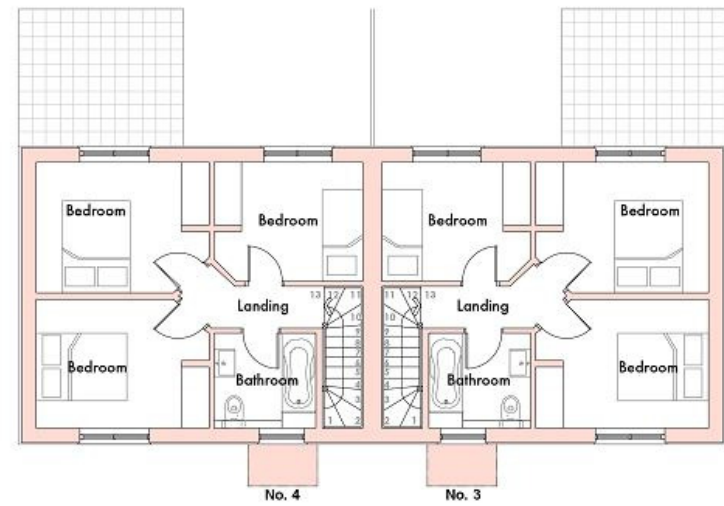




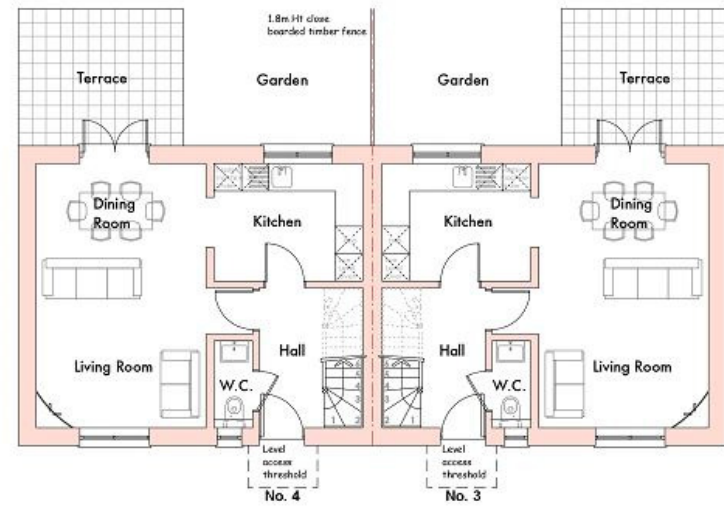
FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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Chartered Surveyors
 Estate Agents
 Valuers
 Auctioneers

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