

Land on the West Side of Tregarrick Court,
Goonwartha Road, **West Looe, Cornwall,**
PL13 2PJ

FOR SALE Upon instructions of the
Fixed Charge Receivers

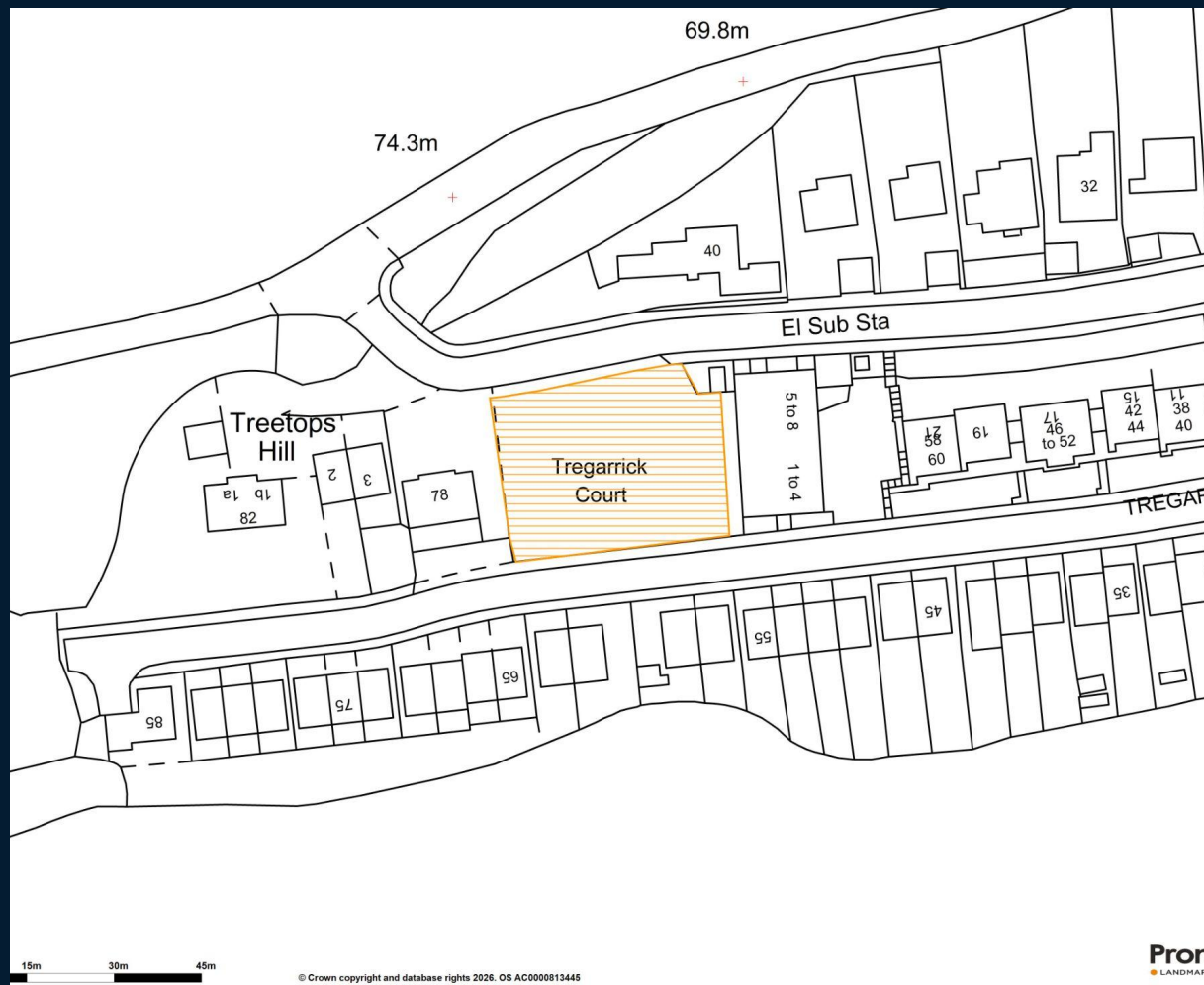
DEVELOPMENT SITE WITH PP FOR 5 FOUR STOREY
TOWNHOUSES ON A SITE of 0.27 ACRE

CONTACTS

James Ashworth

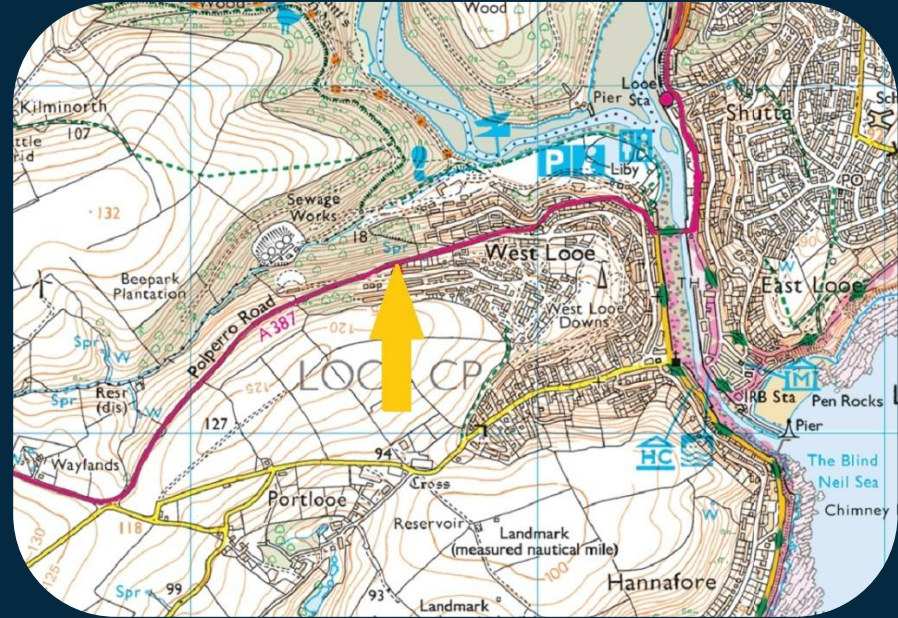
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KEY CONSIDERATIONS

- Development Site
- Approximately 0.27 Acre (0.11 Hectare)
- Planning for 5no. Detached 4 storey town houses
- Construction commenced
- Offers Invited



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TENURE INFORMATION

The property is held under freehold title number CL331839.

LOCATION

The site is located on Goonwartha Road, on the edge of the coastal town of Looe, in Cornwall. It is positioned just off the main A387 and is in an elevated position above the town.

DESCRIPTION

The property comprises a development site extending to 0.276 acres, which fronts and is accessed from Goonwartha Road, though to the rear sits adjacent to Tregarrick Road.

It consists of a steeply sloping site which benefits from full planning consent for 5no. detached four storey town houses, each providing three bedrooms. Planning consent was granted under ref: PA23/02143 and works have commenced, with the levelling / excavation of the site appearing to be complete, and some concrete having been laid to what will be the upper external terraces/patio areas.

The planning consent provides for each dwelling to have the following accommodation and we understand the area is 165 sq.m (1,776 sq.ft)

Ground floor - garage

First Floor - bedroom, bathroom

Second floor - two bedrooms, family bathroom

Third Floor - Lounge, kitchen

Roof terrace

As the Receivers have limited first hand knowledge of the site they cannot confirm the exact extent of works undertaken to date, nor can they give any warranty or make any representation as to compliance with the planning permission or standard of works. Also note that as we are acting for a Fixed Charge Receiver, rather than an Administrator and therefore do not have access to Company records, or title to all of the documentation submitted in the previous planning applications.

Interested parties should rely on their own enquiries.

PLANNING

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://www.cornwall.gov.uk/planning-and-building-control/>

E: planning@cornwall.gov.uk

T: 0300 1234 151

BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

Our client reserves the right not to accept the highest or indeed any offer received.

VAT

All figures quoted are exclusive of VAT.

PRICE

Offers invited.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Can be viewed from the road. Any site surveys by appointment.

CONTACT US TO ENQUIRE



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