

Land at South Crofty

KERRIER WAY, REDRUTH TR15 3QT

Brownfield development site with planning permission for 87 residential dwellings



savills

Site boundary for indicative purposes only.



SITE SUMMARY

- Brownfield development site
- Reserved matters approval PA20/03089 pursuant to outline planning permission PA14/09582
- Lawful implementation of outline planning permission PA20/03090 and associated reserved matters approval PA20/03089
- Planning permission for 87 dwellings
- 0% Affordable Housing
- No S.106 obligations or CIL
- 5.51 acres (2.22 ha)
- Freehold interest

REDRUTH

Redruth is an old Cornish mining town located to the south of the A30. It is part of the Camborne-Redruth urban area which also includes Illogan and Pool.

Redruth is approximately 9 miles west of Truro, 12 miles east of St Ives, 18 miles north east of Penzance and 11 miles north west of Falmouth.

The closest local train station is located in the centre of Redruth providing access to Truro and Exeter to the north and Penzance to the south.

Newquay Airport is located about 25 miles to the north of Redruth and provides flights to a small range of national and international destinations.

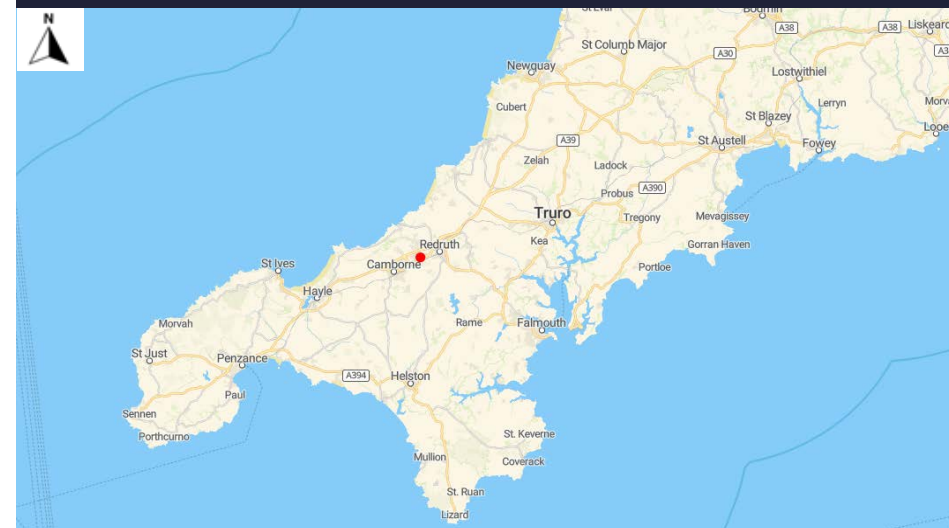
SITE LOCATION AND DESCRIPTION

The land is a brownfield site which was formerly part of South Crofty Mine.

It is located between Camborne and Redruth immediately to the south of the village of Tuckingmill.

The extent of the land for sale is edged red on the site plan and the gross site area is approximately 5.51 acres (2.22 hectares).

The site is bounded to the south by Kerrier Way, which provides the access to the site, Dudnace Lane to the east and residential housing to the north and west.





View south west across the site towards the Salboj Ltd Tucking Mill development



View north east across the site

NEARBY DEVELOPMENT

Salboj Ltd are currently building out Phase 1 of their Tucking Mill development immediately to the west of the South Crofty site to provide 77 homes including 10 affordable units.

Phase 2 of their development will provide an additional 202 new homes on the remainder of the Tuckingmill site as well as the conversion of the North Lights building to provide 14 mews houses and apartments.

TECHNICAL

Extensive ground investigation works, including the drilling of 47 boreholes have demonstrated that standard piling should be sufficient for property foundations.

Further information on site remediation is available in the Technical Pack.

TENURE & TITLE

The site is registered under title number CL343204 and is owned freehold (title absolute).

The title registers and plans are provided as part of the technical pack and prospective purchasers are advised to make their own enquiries in relation to these titles.

OFFERS & METHOD OF SALE

The Seller is seeking proposals from interested parties on the basis on an unconditional basis.

LOCAL AUTHORITY

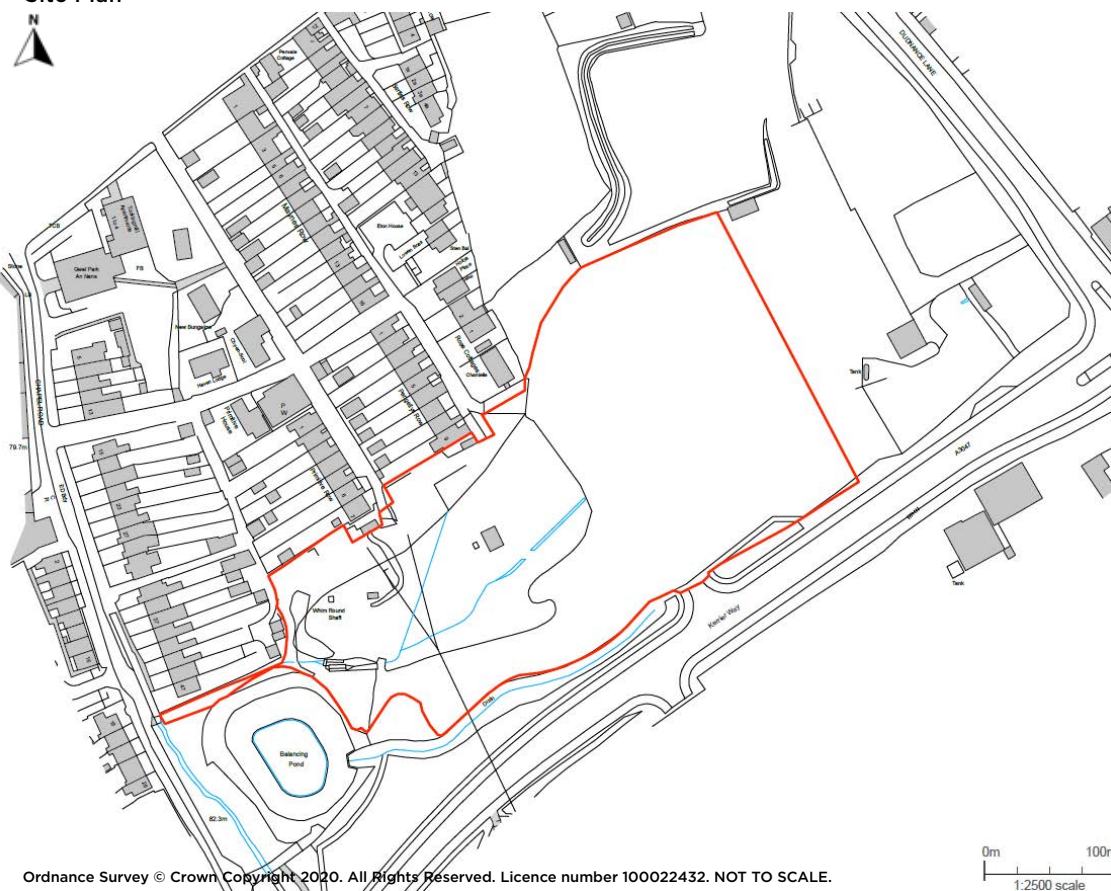
The site falls within the jurisdiction of Cornwall Council.

New County Hall
Treyew Road
Truro
TR1 3AY

VAT

The sellers have not opted to tax and as such, VAT will not be payable on the sale price at the rate prevailing at the time.

Site Plan



VIEWING

The site can be viewed from Kerrier Way. Access to the wider site can be arranged, strictly by appointment with the sole selling agent, Savills.

FURTHER INFORMATION

A Technical Pack is available on request, which includes:

- Location and site plans
- Land Registry title register and plan
- Site photographs
- Planning permission and supporting plans and documents
- Technical reports
- Service enquiries

IMPORTANT NOTICE

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280426.NW. Site Photos from 2024.

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