

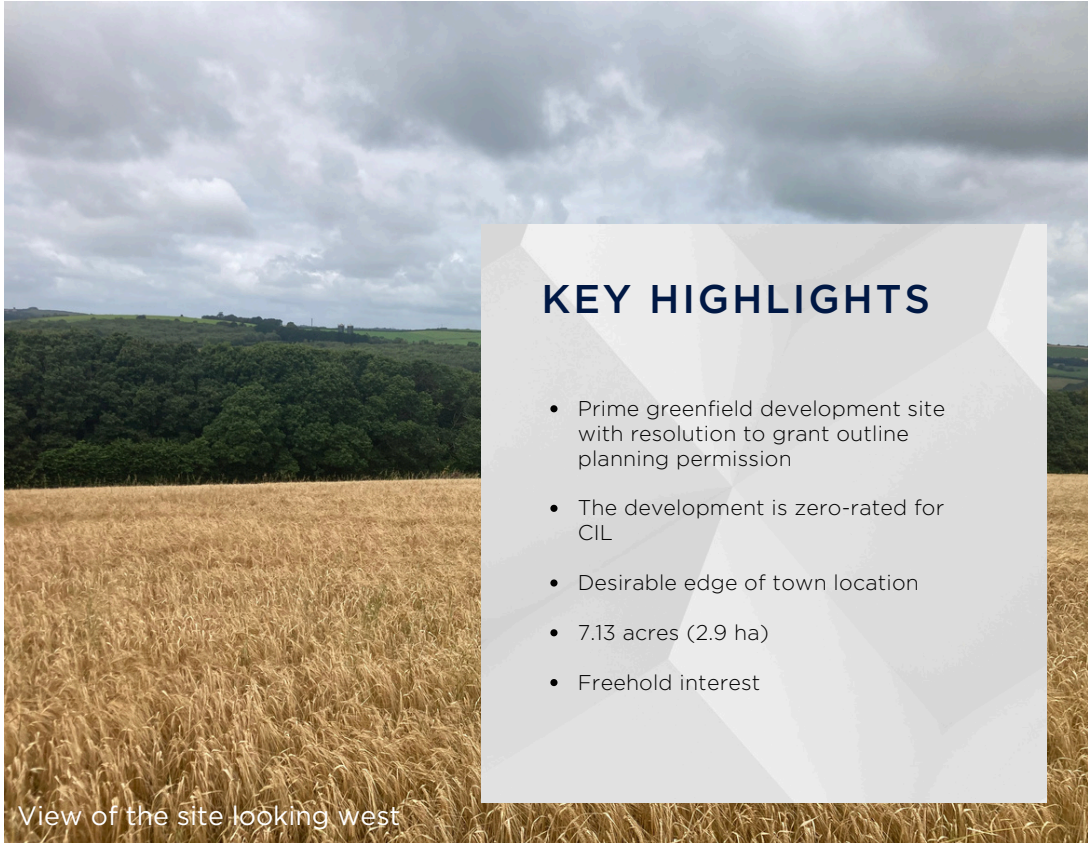
Land at St Martin

ST MARTIN'S ROAD, LOOE PL13 1PS

Prime greenfield development site with resolution to grant outline planning permission for up to 43 dwellings



Red Line Boundary for indicative purposes only



KEY HIGHLIGHTS

- Prime greenfield development site with resolution to grant outline planning permission
- The development is zero-rated for CIL
- Desirable edge of town location
- 7.13 acres (2.9 ha)
- Freehold interest

View of the site looking west

SITE LOCATION AND DESCRIPTION

The extent of the land for sale is edged red on the site plan and the gross site area is approximately 7.13 acres (2.9 hectares).

The site is located on the north-western outskirts of Looe, to the south of St Martin's Road (B3252) which is one of the key arterial roads into the town from the north and north-east. The site is situated approximately 1 mile to the north of Looe town centre and 0.7 miles from Looe Train Station.

The site currently comprises a gently sloping arable field and the proposed development will be accessed off Kimlars Way, which is a recently completed development by Barratt David Wilson Homes. Kimlars Way provides access to the B3253 (500m to the north), in turn providing direct access to the town centre and the A387 in the south-west.

The site is bounded by the B3253 to the north, woodland to the north-west and west and residential development off Kimlars Way and Salter Close to the east.

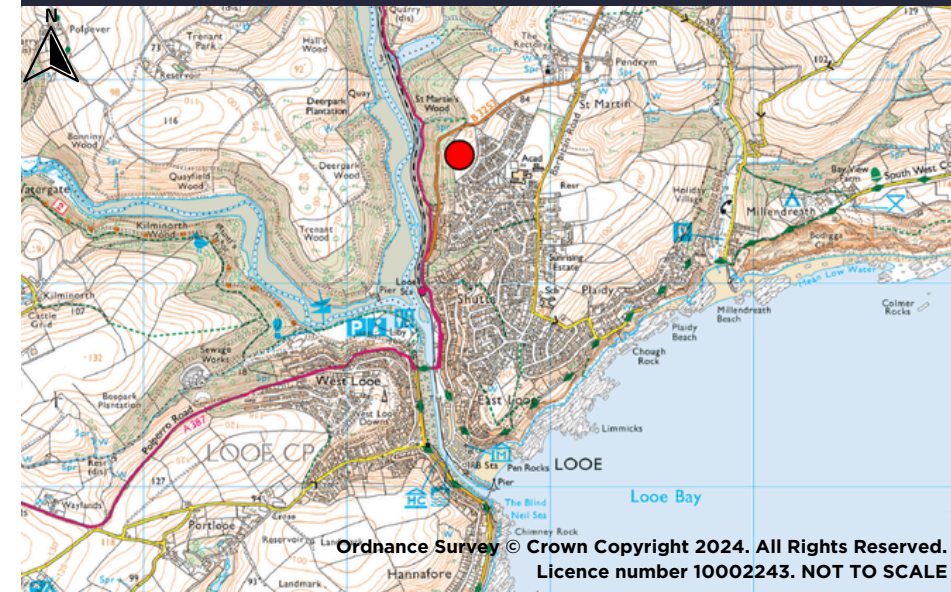
LOOE

Looe is a thriving coastal town located on the south-east Cornish coast at the mouth of the River Looe, approximately 8 miles south of Liskeard, 20 miles south-west of Plymouth and 42 miles north-east of Truro.

Looe has a rich maritime history and the picturesque Harbour, which sits at the heart of the town, is also a working fishing port. Looe provides a range of local services and amenities including a primary school, a secondary school and a doctor's surgery. Additionally, there are a variety of independent shops and cafes, nestled around the Harbour, as well as a sandy beach which is popular amongst tourists.

Looe train station is situated in the town centre and provides direct train services to a variety of local destinations including to Liskeard, which is a main line station providing direct services to Truro, Exeter St Davids and London Paddington.

Newquay Airport is located about 40 miles to the north-west of Looe and provides flights to a small range of national and international destinations



PLANNING

On 8th July 2024 Cornwall Council resolved to grant outline planning permission (ref: PA23/10211), subject to completion of a legal agreement, for the erection of up to 43 residential dwellings, with all matters reserved except for access.

An illustrative masterplan for the proposed scheme is provided on the adjacent page,

DRAFT SECTION 106 AGREEMENT

The outline planning permission is subject to completion of an agreement pursuant to Section 106 of the Town and Country Planning Act 1990. The Agreement will provide the following obligations:

On-Site Affordable Housing - 30% of the total number of units, based on a tenure mix of 50% social rented and 50% shared ownership. A minimum of 25% of the affordable dwellings should be M4(2) compliant.

Financial Contributions - A summary of the financial contributions is provided below:

- NHS Contribution - up to £20,160 (£672 per open market dwelling)
- SAC and Tamar Estuaries contribution - up to £15,953 (£371 per dwelling)
- Millpool Skate Park Project/ Barbican Sports Field - £71 per affordable dwelling and £1,030 per open market dwelling
- Public Transport - £40,000

The Officer's Report To Committee is available within the technical pack and this provides more information in relation to the draft conditions and s106 obligations.

CIL

Cornwall Council's CIL Charging Schedule was approved in July 2018 and came into effect in January 2019.

According to the adopted CIL Charging Schedule, the Site is located in CIL Charging Zone 5 and is zero-rated for CIL.

DIOCESE OF TRURO

Savills are instructed on behalf of Land Value Alliances and the Diocese of Truro to market this site. If any prospective purchaser is a person connected to the Diocese of Truro, a relative of a connected person, or anyone acting on behalf of a connected person; this is to be declared before any offer to purchase the site is made.

The Diocese reserves the right to impose covenants to protect its retained property, the church and the delivery of ministry in the area.



Illustrative Masterplan



Access to the site



View to the south

TENURE AND TITLE

The site is registered under title number CL245461 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.

WOODLAND

The Diocese of Truro own the Woodland to the west of the site, and will require access rights across the subject land for maintenance purposes.

VAT

The land is not currently elected for VAT.

SERVICES

Search results from the utility providers, showing the location of existing services in relation to the site, are provided in the Technical Pack.

LOCAL AUTHORITY

The site falls within the jurisdiction of Cornwall Council

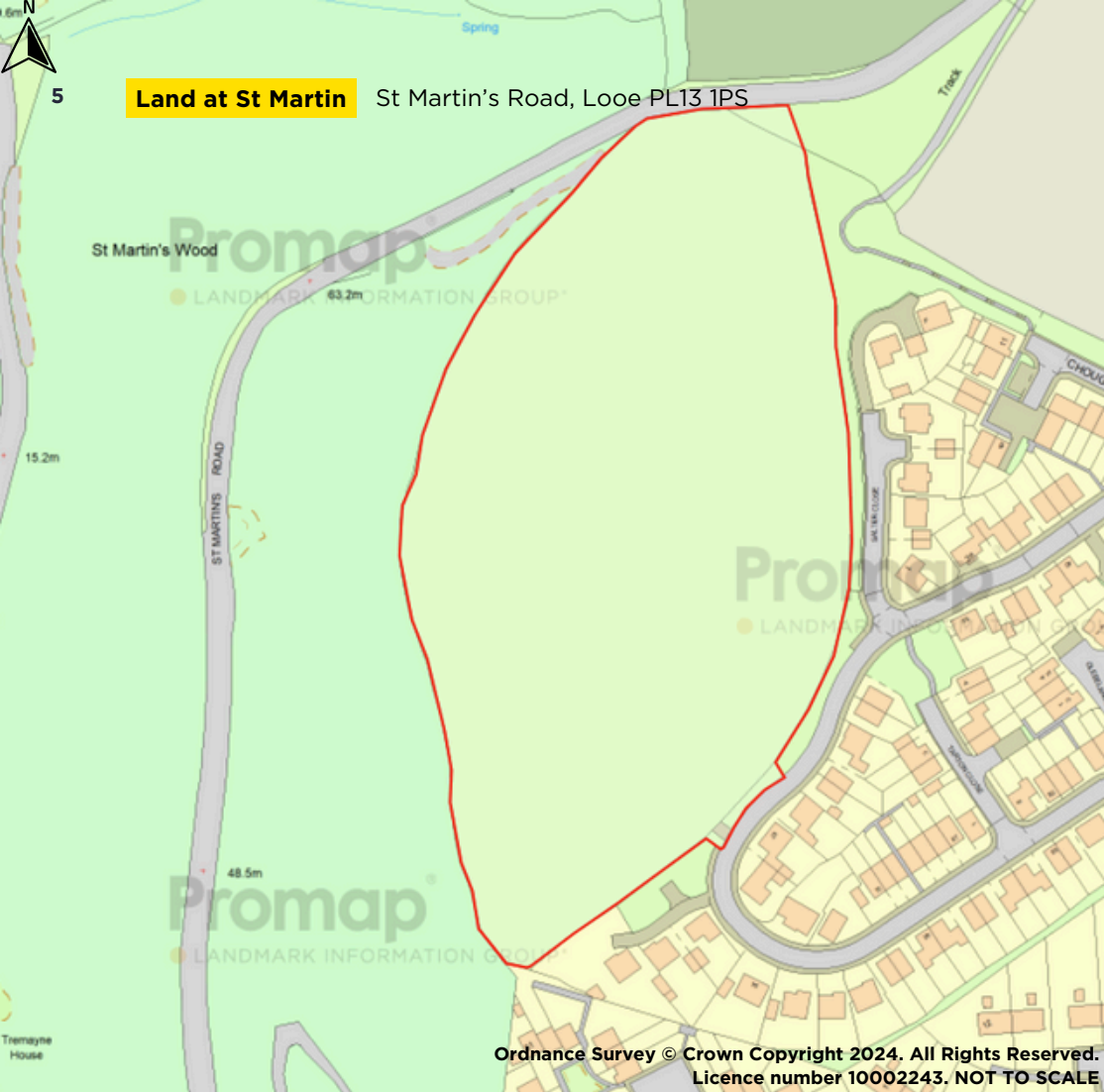
New County Hall
Treyew Road
Truro
TR1 3AY

VIEWING

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



View to the north



OFFERS AND METHOD OF SALE

The Seller is seeking proposals from interested parties on the basis of a conditional (ie subject to completion of the Section 106) basis.

The closing date for submission of offers will be confirmed in the 'Submission of Offers' document, which forms part of the Technical Pack.

FURTHER INFORMATION

A Technical Pack is available upon 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
- Bid Submission Document

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

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CONTACT

For further information please contact:

Nick Walker

Director
ndwalker@savills.com
07807 999 523

Rhiannon Charles

Associate
rhiannon.charles@savills.com
07807 999 856

