



TREGARTHEN COTTAGES DEVELOPMENT, BODMIN, PL30 5LB

£1,400,000

Miller Commercial

The business property specialists



SUMMARY

MIXED 'COTTAGE' / NEW BUILD DEVELOPMENT
DESIRABLE EDGE OF RURAL VILLAGE
C. 8.78 ACRES (3.55 HA) OVERALL
18 UNITS (3 BUILT; 4 PARTIAL; 11 NEW PLOTS)
GENUINE SALE, RARE OPPORTUNITY
EPC'S: CLOVER COTTAGE D56; THE ORCHARDS C69; VALLEY VIEW E50

LOCATION

Nanstellon is an attractive village a few miles to the SW of Bodmin, a principal town in mid Cornwall, with national and nice retailers, restaurants and primary, secondary and tertiary education. The town is undergoing some re-development, most notably Bodmin Jail as a hotel and has seen large scale housing developments on the periphery. Nanstellon has a primary school and is bounded by beautiful countryside forming part of the Camel Valley, making this a desirable location.

THE SITE

The site is located on the edge of the village on a quiet road. The site rises from the road to the top of the site and beyond into an additional parcel of land. The overall site extends to 8.78 acres (3.55 hectares), given over to 1.85 acres forming the entrance (of which the clients will retain a right of way) and the site for the Built, Part Built and New Builds.

Beyond the development site is an area of c. 6.93 acres of pasture land, in two paddocks, which could be used for additional development (STPP) or sold with the residences (in parcels) for amenity / equestrian use, to aid the sale values.

THE PROPERTIES

This is a mixed site which has a Grant of Conditional Planning Permission dated 21st December 2018, under Planning Application Number PA18/08619, for the Change of Use of eight holiday cottages to dwellings, together with construction of eleven dwellings and associated development. Under the current Permission and what is currently built and part built there will be the following mix of properties:-

Built (3 units) : 1 x 1 bedroom bungalow ; 1 x 2 bedroom bungalow; 1 x 3 bedroom bungalow, all with gardens and parking.

Part Built (4 units) : In varying stages, but typically with services connected and estimated to be within 10% of Completion in terms of resources. 4 x 2 bedroom / shower room of generous proportions, with gardens and parking.

New Plots (11) : Open Market (5) ; 1 x 2 bedroom bungalow ; 2 x 3 bedroom house ; 2 x 2 bedroom house. Affordable (6); 4 x Affordable Rented Dwellings and 2 Intermediate Homes for Sales.

BUILT (3)

Clover Cottage

Built c. 15 years ago. With character features including natural slate and wooden floor coverings, exposed ceiling beams and working fireplaces.

Entrance Hallway, slate floor, radiator, broom and boiler cupboards; Lounge 4.99m x 3.79m window to front; Dining Area 3.40m x 3.19m, window to side french doors to patio; Kitchen 3.40m x 3.02m base and wall units, electric hob and oven; Inner hallway,

Bathroom; Bedroom One 3.41m x 2.54m; Bedroom Two 3.99m x 3.31m, through to Bathroom with separate shower; Bedroom Three 4.29m x 2.97m, through to Bathroom with shower attachment.

Large lawn area to 2 sides, side bin store / utility area and patio and parking.

Orchards

Built c. 15 years ago. With character features including natural slate and wooden floor coverings, exposed ceiling beams and working fireplaces.

Entrance hallway as above ; Lounge 7.17m x 4.03m, door to conservatory 3.46m x 3.15m; Kitchen 2.89m x 2.41m; Bedroom One 3.94m x 3.88m, through to Bathroom with separate shower; Bedroom Two 3.17m x 4.05m, through to

bathroom with shower attachment.
Front garden, rear patio and parking.

Valley View

Built c. 15 years ago. With character features including natural slate and wooden floor coverings, exposed ceiling beams and working fireplaces.

Entrance hallway as above ; Lounge 5.51m x 4.50m; Kitchen 3.07m x 2.86m; Bedroom One 4.93m x 3.50m, Bathroom with separate shower.

Front garden, rear patio and parking.

PARTIAL BUILD (4)

Four (4) single storey bungalows comprising : Entrance Hallway with a tiled floor, boiler cupboard and WC; Lounge 6.90m x 3.84m with windows to two elevations and french doors, radiator; Kitchen 2.68m x 2.68m, window over sink unit, matching base and wall units, built in electric hob and extraction fan.

Bedroom One 3.90m x 3.59m, window, radiator; Shower room 2.30m x 1.92m, with window, double shower, low level WC and wash hand basin, tiled floor and walls; Bedroom Two 3.92m x 3.63m, window, radiator; Bath / Shower 3.38m x 1.93m, bath and separate shower, low level WC and wash hand basin, tiled floor and walls.

NEW PLOTS (11)

Open Market : Plot 11 (1); 2 bedroom bungalow as per 'Partial Build' size and design; Plots 9 and 7 (2) 2 bedroom houses; Plots 10 and 3 (2) 3 bedroom houses.

Affordable : Affordable Rented Dwellings (4) Plots 3 and 5; comprising 2 x 2 bed (79.5 sq m) and plots 4 and 7 2 x 3 bed (93.6 sq m) and Intermediate Homes for Sales (2) Plots 1 and 2; comprising 2 x 3 bedroom (93.6 sq m)

COPY OF PLANS

A copy of the design and build available upon request.

SECTION 106 AGREEMENT

4 x Affordable Rent (does not exceed 80% of the local Open Market Rent)
 2 x Intermediate sale to be sold for no more than 55% of market value or £104,500 (whichever is lower).
 Off Site Contribution £37,050
 Education Contribution of £2,736 per Open Market Dwelling of 2 or more bedrooms
 Public Open Space (POS) provision

ADDITIONAL LAND

An area of c. 6.93 acres, laid out in two paddocks, with no Pre-application for alternative Use.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Ratings for the Built Properties are:-
 Clover Cottage D56; The Orchards: C69; Valley View E50

INVENTORY



Chattels within holiday cottages available by separate negotiation.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

NB Advised by clients Water, Drainage and Electricity are on site and some are connected, further details upon site visit.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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