



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9073

Guide £3,950,000

Development site for 9 New Houses at
Hamilton Close, Kenwyn, Truro, Cornwall

FREEHOLD



Exciting development opportunity.

Situated in what is widely regarded as Truro's most desirable residential area, an exceptionally rare opportunity to acquire a development site of just over 2 acres in a discreet position, off a quiet lane, commanding far reaching southerly views over the surrounding countryside. With full detailed planning consent for 9 detached houses, a mixture of 5/6 bedrooms and 4/5 bedrooms, all with detached double garages and large private gardens, ranging from circa 2,700sq.ft. to circa 3,000sq.ft.

For reference only, not to form any part of a sales contract.



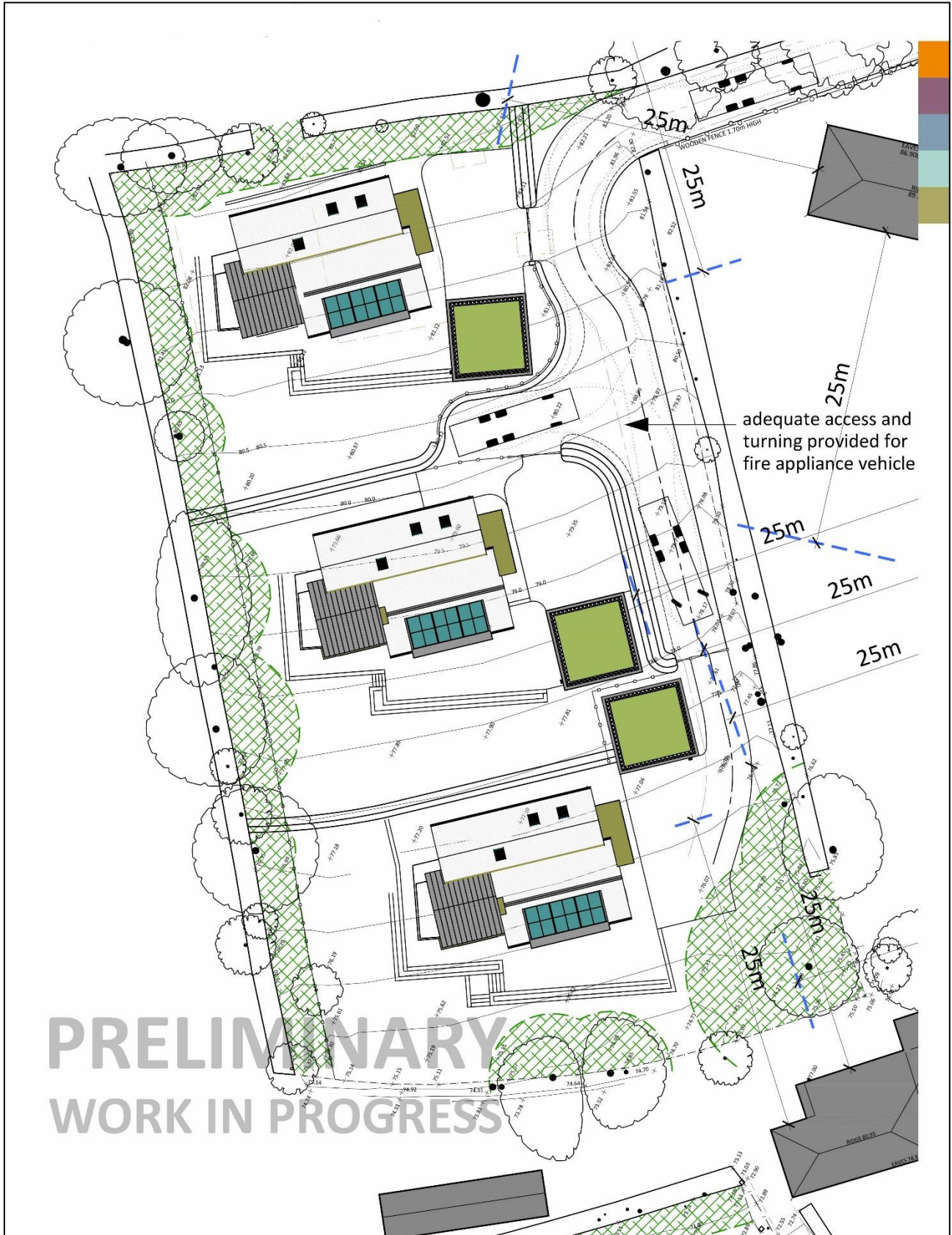
Not to scale – for identification purposes only.

LOWER PART



Not to scale – for identification purposes only.

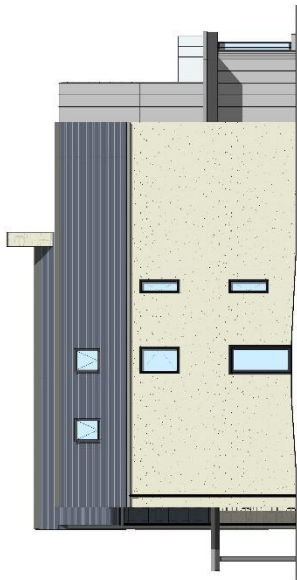
UPPER PART



Not to scale – for identification purposes only.

PLOT 1

House Type 1
GF GIA - 128m²
FF GIA - 123m²
Total GIA - 251m²



4 Proposed North Elevation
REF: 3068-3-321
SCALE: 1:100



3 Proposed East Elevation
REF: 3068-3-321
SCALE: 1:100

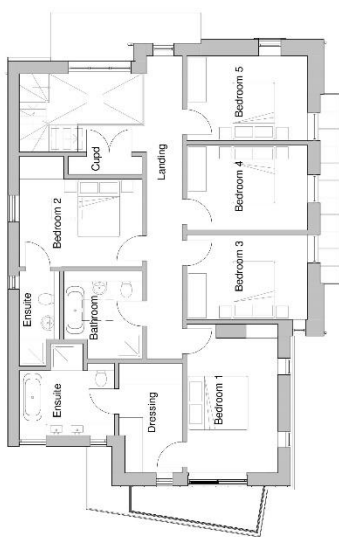
Material Schedule
Natural Stone
Slate Hanging
Render
Glass Balustrade
Slate Roof
Metal Cladding
Windows and doors to be RAL 7016 Grey



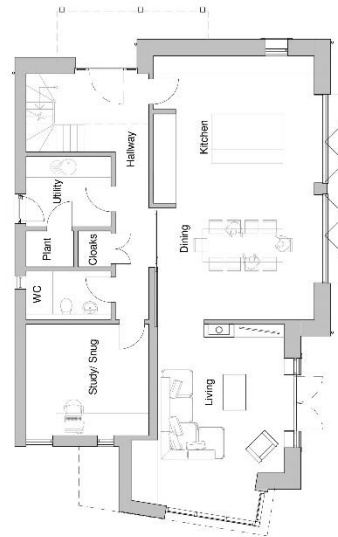
6 Proposed West Elevation
REF: 3068-3-321
SCALE: 1:100



5 Proposed South Elevation
REF: 3068-3-321
SCALE: 1:100



2 Proposed First Floor
REF: 3068-3-321
SCALE: 1:100



1 Proposed Ground Floor
REF: 3068-3-321
SCALE: 1:100

80.650 m
Ilex Ridge
75.000 m
First Floor
72.000 m
Ground Floor

Not to scale – for identification purposes only.

PLOT 4



DESCRIPTION

An exceedingly rare opportunity for developers to acquire a discreetly positioned development site measuring just over 2 acres on the rural fringes of Truro, in the highly desirable Kenwyn area.

With full detailed planning consent for 9 detached houses – 6 of which will be 5/6 bedrooms and will measure just over 3,000sq.ft. whilst the other three will be 4/5 bedrooms and measure circa 2,700sq.ft. Both types will have multiple reception rooms, detached double garages and large private gardens.

The site is discreetly positioned, accessed off a designated quiet lane and is surrounded by open countryside yet is just a short walk to the city centre. The site enjoys superb views across neighbouring countryside and the city.

Seldom do such unique opportunities, in such a highly sought after location, become available for sale.

For further information with regard to build costs and estimated end values, please contact Jack Greenwood on 01872 273473.

LOCATION

The site is well situated in the highly desirable Kenwyn area of Truro and is just a short distance away from the city centre and also within a short drive of the pretty hamlet of Idless and public woodland that is much enjoyed by walkers, dog owners, horse riders and cyclists, as well as being very accessible to Royal Cornwall Hospital.

All of the facilities of Truro are on the doorstep, and this is an ideal family home with no commuting for children's socialising or schooling. Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation as Cornwall's best served and most varied evening entertainment centre, with a large variety of differing restaurants and bars, along with a cinema and the successful Hall for Cornwall theatre. Many events take place on Lemon Quay which is overlooked by a flagship Marks & Spencer store.

GENERAL INFORMATION

VIEWING – Interested parties are welcome to visit the site unaccompanied but are strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR1

SERVICES – To be confirmed.

DIRECTIONS – From the city centre, head towards Shortlanesend, ascending Kenwyn Hill. Nearing the very top, before leaving Truro itself, Newmills Lane can be found on the left hand side. Take this left hand turning and proceed along this lane for approximately 100 yards. There will be a discreet turning on your left hand side, take this turning and then turn immediately right where the plot will be in front of you behind a five bar timber gate. If you end up at Melin Drive/The '5' Development then you have gone too far.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

