

Treetops Week St Mary Devon – Cornwall Border

WOKING **01483 764736**

29 Dwellings a new Public hose/Cafe and Community Room

The vendor has obtained a full planning consent for a development of mostly cottages

Location Week St Mary is some 7 miles from Bude and one mile from the County border with Devon. Week St Mary is approximately 10 miles north west of Launceston and 10 miles west of Holsworthy and some 36 miles north of Plymouth and about 25 miles west of the Dartmoor National Park. The village itself is of historic significance and dates from Saxon times when it was a settlement for the resident Celtics on the edge of the frontier with Saxon land. Week St Mary is mentioned in the Doomsday Book when a manor was granted to the Earl of Cornwall. To the west of the village is the old borough a flat topped fortified hill and the Normans built a castle next to the current church. There is a village shop/post office and a public house

The village has a population 700. The development site is in the centre of the village with close to the attractive church of Our Lady of Week and views across fields



The Site comprises a former holiday park and extends across three fields and is some 3.5 acres Planning consent was granted in 2004 for 21 holiday chalets. Today the site still houses a 3-4 bedroom bungalow and a reception and a public house. Apart from the bungalow the remaining buildings are to be demolished. Week St Mary









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Planning Cornwall Council planning consent PA15/08783 granted consent 22 June 2016 for demolition of existing buildings and construction of 28 new dwellings and a pub/cafe/community room and conversion of the retrained bungalow. The consent is detailed subject to discharge of pre-commencement conditions.

Section 106 and Social Housing The consent includes a S106 Agreement and requires seven affordable dwellings which are 3 x affordable rent at 80% of market rent, [2 x one bed flats and 1 x two bed house] and 4 x shared ownership [3 x two bed houses and 1 x three bed house]. There is an off-site public open space obligation and POS provision within the site to be completed two years from commencement. Full details contained in the documents available on request

Services and Drainage mains water and electricity, no gas locally. Foul drainage will require a pumping station sited next to plot 27. Surface water management and attenuation see report by John Grimes Partnership contained in the drop box

Schedule of Accommodation and Plans Detailed plans of the approved development are available. The scheme is predominantly south facing laid out around a central village green and the style reflects Cornish rendered low eaves buildings with steeply pitched slate roofs but in a modern vernacular style designed to compliment the village and conservation area

Accommodation mix is

| /tecommodation mix is | | | | | | | |
|-----------------------|----|------------------|--------------|----|----------------------------|----------------|--|
| | No | Туре | Net GIA | No | Туре | Net GIA | |
| | 4 | One bed flat | 625 SF | 2 | four bed house | 1540 SF : | 77 |
| | 5 | two bed house | 775 SF | 4 | Four bed house | 1560 SF 🏲 | |
| | 8 | three bed house | 950 SF | | | - , | |
| | 3 | three bed house | 960 SF | | | - 8 | |
| | 2 | three bed house | 1,150 SF | | A Street | and the second | |
| | 3 | 1 pub/cafe | 2450 SF | | | | Territorian fortunal conditions mentions |
| | 1 | two bed bungalov | w conversion | | and statement and a second | | |
| | | | | | | | 61 - 6 |

Further Information: Contact the selling

agent. Most information is contained in the drop box https://www.dropbox.com/sh/3k1i642uja5txex/AAA

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Site Viewing: Strictly by arrangement with the sole agents Gascoignes

GUIDE PRICE Offers IRO £1.5 million

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