

### 29 Dwellings a new Public house/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 Celts on the edge of the frontier with Saxon land. Week St Mary is mentioned in the Domesday 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 includes a conservation area





**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

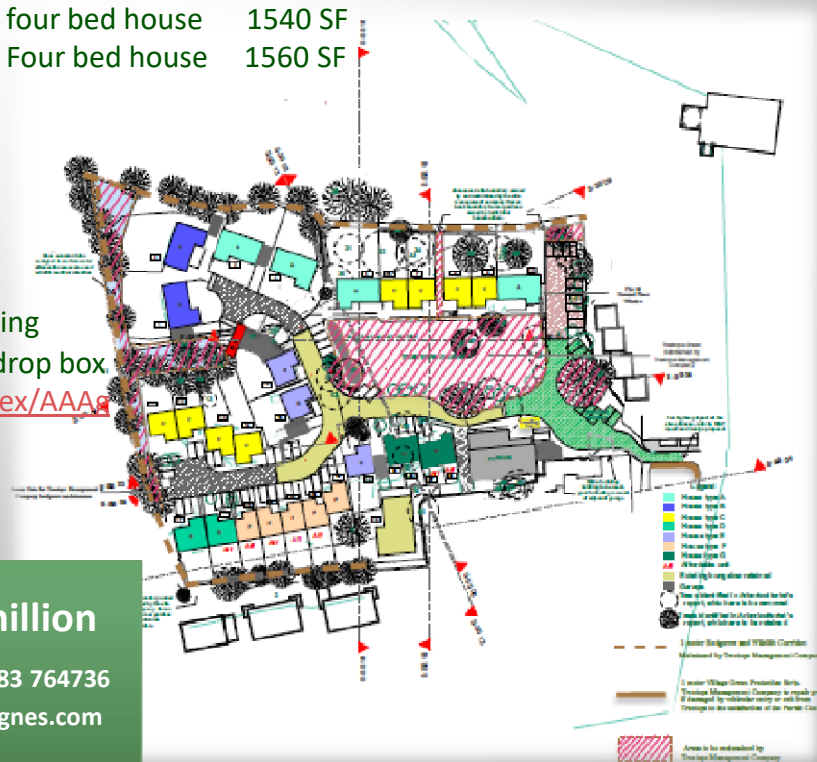
Accommodation mix is

No	Type	Net GIA	No	Type	Net GIA
4	One bed flat	625 SF	2	four bed house	1540 SF
5	two bed house	775 SF	4	Four bed house	1560 SF
8	three bed house	950 SF			
3	three bed house	960 SF			
2	three bed house	1,150 SF			
3	1 pub/cafe	2450 SF			
1	two bed bungalow conversion				

**Further Information:** Contact the selling agent. Most information is contained in the drop box

[https://www.dropbox.com/sh/3k1i642uja5txex/AAAgE\\_9ec-sdMTiZtW-2Pvrra?dl=0](https://www.dropbox.com/sh/3k1i642uja5txex/AAAgE_9ec-sdMTiZtW-2Pvrra?dl=0)

**Site Viewing:** Strictly by arrangement with the sole agents Gascoignes



**GUIDE PRICE** Offers IRO £1.5 million

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