



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9184

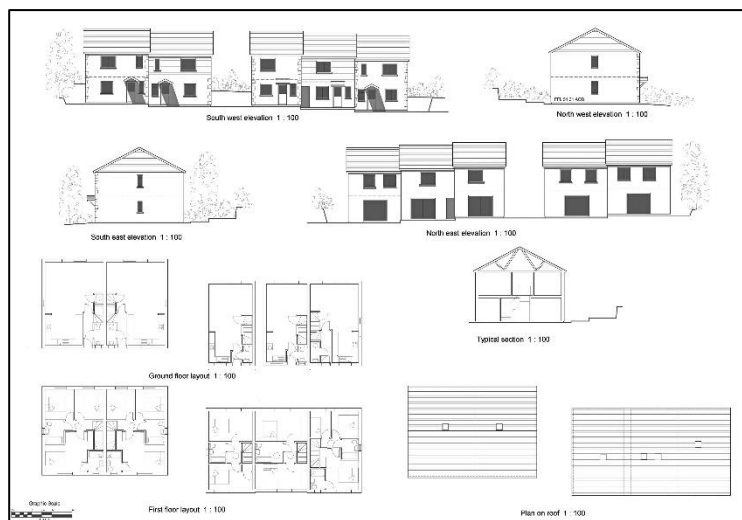
Offers over £575,000

Development site for 5 houses adjacent 3 Riverside Cottages,  
Cockwells, Ludgvan, Penzance, Cornwall, TR20 8DB

**FREEHOLD**



**Situated off a quiet country lane, in a small semi-rural hamlet between St Ives and Penzance, a fantastic DEVELOPMENT SITE, of just over ½ an acre, with outline planning permission granted for the construction of 5 houses. Proposed to comprise a pair of 3 bedroomed semi-detached houses and a terrace of three including 2x2 bedroomed houses and another 3 bedroomed end of terrace, all with parking and private gardens.**





### **PROPOSED SUMMARY OF ACCOMMODATION**

Two x 3 bedroomed semi-detached houses.

One x end of terrace 3 bedroomed house.

One x end of terrace 2 bedroomed house.

One x mid terrace 2 bedroomed house.

### **DESCRIPTION**

Cockwells is a small, semi-rural hamlet, just off the A30 and within easy striking distance of both the north and south Cornish coasts, almost equidistant between the thriving harbourside town of St Ives and bustling town of Penzance. A quiet country lane ascends away from the A30, towards many miles of rolling countryside, with the entrance to the development site found after a short distance on the right hand side.

Outline planning permission has been obtained, under planning reference PA21/12582, for the construction of five homes – to comprise two three bedroomed semi-detached houses, and a terrace of three, comprising two x two bedroomed houses and one three bedroomed

end of terrace house, all of which will have private parking and private gardens. Also included, as one enters the driveway leading to the land, a small parcel of sylvan amenity space, which subject to consents, could suit a multitude of purposes.

## **LOCATION**

Cockwells is a small hamlet, found on the northern side of the A30, leading to many miles of unspoilt Cornish countryside, and is found equidistant between St Ives and Penzance.

St Ives is one of the jewels in Cornwall's crown and is renowned throughout the United Kingdom for its picturesque beauty, surfing opportunities and the quality of light which has drawn artists to the area for decades. St Ives sits at the west end of St Ives Bay, a 4 mile wide stretch of water surrounded by golden sandy beaches giving limitless opportunities for surfing, kitesurfing, windsurfing and almost any other water sport one could care to imagine. A short distance away is the South West Coast Path which affords dramatic walking along the rugged clifftops of West Cornwall.

Penzance is considered the capital of West Cornwall and is at the end of the Penzance to Paddington main railway line with direct trains to London. The town has a rich seafaring heritage and its centre abounds with period buildings which now house a wide array of high street names and more specialised retailers. The area is also famous for its arts, there are many galleries in Penzance and neighbouring Newlyn which also has a large colourful and fishing fleet. Within Penzance there are hotels, restaurants, cafés, museums, education for all ages and a hospital.

West Cornwall is known for its rugged beauty and is surrounded by the South West Coast Path which leads over dramatic clifftops to sheltered coves and larger sandy beaches. Just to the east of Penzance is the village of Marazion and St Michael's Mount which can be accessed by foot across a causeway at low tide. There are many other sandy beaches including Praa Sands to the east, whilst to the far west is Sennen Cove and Whitesand Bay near Land's End, a 2 mile long stretch of beautiful white sands beside a picturesque harbourside village that is renowned for surfing. To the south of Penzance is Mousehole which attracts people from all over Europe to see its harbourside lights at Christmas.

## **GENERAL INFORMATION**

**VIEWING** – 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** – TR20 8DB.

**SERVICES** – Mains electricity on site. Mains water within the verge. Shared private drainage system will need to be installed.

**COUNCIL TAX BAND** – N/A (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** – Leaving the main St Erth roundabout on the A30, proceeding west bound towards Penzance, continue through Canonstow, and beyond with Cockwells being the

next hamlet that is reached. Take the first right hand turn onto Cockwells Lane, after which a couple of hundred yards the entrance to the site can be found on the right hand side.

**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.

**AGENT'S NOTE 2** – Whilst the entrance driveway will remain in the ownership of the development site, there will be a right of way for access in favour of the existing No. 3 Riverside Cottages.

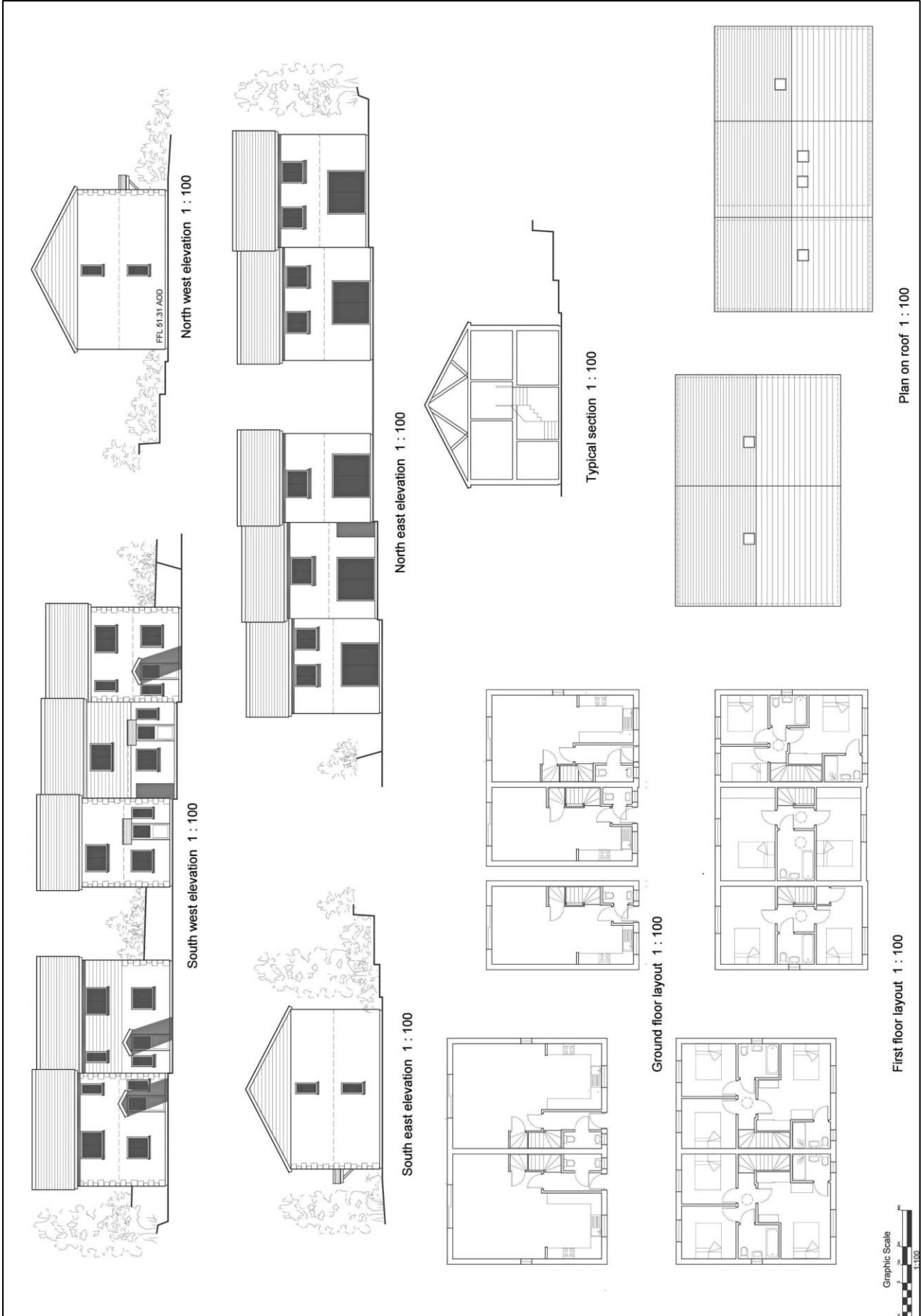
**AGENT'S NOTE 3** – It will be a requirement that any successful purchaser, where possible, completes the construction of the five dwellings, within 2 years of commencement of works. In the event that the building phase is not to take place immediately after completion of the sale, then the land is to be adequately maintained in the interim.

**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

Not to scale – for information purposes only.



Not to scale – for information purposes only.



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



# Cornwall Council

**Correspondence Address: Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ**

Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

Tel: 0300 1234151

Web: [www.cornwall.gov.uk](http://www.cornwall.gov.uk)



**Application number: PA21/12582**

**Agent:**

M And A Associates  
Mr Andy Latham  
20 Pilgrims Way  
Fraddam  
Hayle  
TR27 6EJ

**Applicant:**

**Town And Country Planning Act 1990  
Town And Country Planning (General Development Procedure) Order 1995**

## Approval of Reserved Matters

Under the provisions of the above mentioned Act and Order, Cornwall Council as local planning authority hereby approves the reserved matters in accordance with the application submitted to the Council on 20 December 2021 subject to the condition set out on the attached schedule and accompanying plan(s):

**Description of Development:** Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA18/10625 for residential development (Re-submission of previous application PA20/09288)

**Location of Development:** 3 Riverside Cottages  
Cockwells  
Penzance  
Cornwall  
TR20 8DB

**Parish:** Ludgvan

**YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.**

**DATED: 30 March 2022**

*Louise Wood* - Service Director Planning and Sustainable Development



**SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA21/12582**

**CONDITION:**

- 1 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Proposed 708-1B received 20/12/21  
Proposed 708-2B received 20/12/21

**ANY ADDITIONAL INFORMATION:**

- Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The existing floorspace will be taken into consideration during calculation of the chargeable amount. A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil) .

In dealing with this application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application, on this occasion this has included :

Discussions/negotiations ongoing with LPA throughout determination of planning application

Dedicated phone number of the case officer for the Applicant/Agent

Close liaison with the Town and Parish Councils in accordance with the protocol.

**DATED: 30 March 2022**

*Louise Wood* - Service Director Planning and Sustainable Development

## NOTES

### Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within 6 months of the date of this notice (or 12 weeks from the date of this notice in the case of householder appeals made in relation to applications submitted on or after 6 April 2009). Appeals must be made to the Planning Inspectorate using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.co.uk/pcs](http://www.planningportal.co.uk/pcs). A copy of the completed appeal form must also be submitted to the Council.

**Please Note:-**If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](http://www.gov.uk) (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on Cornwall Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.



M And A Associates  
 Mr Andy Latham  
 20 Pilgrims Way  
 Fraddam  
 Hayle  
 TR27 6EJ

**Your ref:**  
**My ref:** PA21/12582  
**Date:** 30 March 2022

Dear Sir/Madam

**Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA18/10625 for residential development (Re-submission of previous application PA20/09288)  
 3 Riverside Cottages Cockwells Penzance Cornwall**

With reference to this planning application, I enclose the Decision Notice granting permission.

This consent is subject to conditions that must be complied with. In particular, certain details must be approved by the Council before this development can start. If this is not done, the development cannot validly be commenced, even if it is within the time limit set by Condition 1.

If details are required I look forward to receiving them. Application forms can be found on [http://www.planningportal.co.uk/uploads/appPDF/P0810Form027\\_england\\_en.pdf](http://www.planningportal.co.uk/uploads/appPDF/P0810Form027_england_en.pdf). Your attention is drawn to the recent change of fees to discharge planning conditions under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012:

**£116 (per request)** for applications not falling within fee categories 6 or 7 (non-householder applications)

**£34 (per request)** where the request relates to an application for works to an existing dwelling, or within the curtilage of such, falling within fee categories 6 or 7 (householder applications only)

**No fee** – for applications to discharge conditions relating to a Listed Building Consent.

You may wish to take the opportunity to submit details to discharge more than one condition per request.

Yours faithfully

**James Moseley**

**Senior Development Officer  
 Planning and Sustainable Development Service  
 Tel: 01872 322222 Mob 07928 129404**

Planning and Sustainable Development Service  
 Cornwall Council  
 Correspondence Address: Cornwall Council Planning, PO Box  
 676, Threemilestone, Truro, TR1 9EQ

