

**William
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Commercial Property and Development Consultant

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On the instructions of  **BARRATT
HOMES**



Photograph by High Aspect Aerial Photography
Land available includes the contractors compound shown.

Kimlers Way, St Martin, Looe PL13 1LP

- Designated land for employment uses
 - 1 Hectare - 2.5 acres
- Outline Planning consent for B1, B2 and B8 uses
 - All Mains services to site
 - Available as a whole or in plots

FOR SALE

www.williamlean.com



Kimlers Way, St Martin, Looe PL13 1LP

Location

Looe is an attractive town situated on the coast in south east Cornwall, to the south of Liskeard. It is a major fishing port and popular tourist area. There are good road connections to the east to both Saltash and Torpoint and on to Plymouth, and to the north and west leading to Liskeard and Bodmin and beyond.

The St Martin area is to the north east of the town next to the Barbican Road area of East Looe and the town's Comprehensive school is nearby.

Description

Barratt Homes are developing out a new housing scheme at St Martin and this employment land forms part of the overall development.

The land sits in an elevated position overlooking the main road and access is from the main Estate road, Kimlers Way.

The topography of the site is that it slopes downhill in a north-westerly direction from Kimlers Way, meaning that the development area will need to be stepped down the site.

Planning

Outline Planning permission was granted for the development of the land on 25th November 2011 under reference PA10/03413 (as part of the overall scheme) with consent for uses within the Use Classes B1 (business) B2 (general industrial) and B8 (storage and distribution). There is a S.106 Planning Agreement restricting the Use of the employment land to these uses.

Services

Mains electricity, water and drainage services connections are available to the edge of the employment site from within the overall development boundary.

The size and capacity of the Services have been designed to cater for the development of the land for employment purposes.

Tenure

The site is being sold as a Freehold interest.

The vendor is responsible for the construction of the access roads in the Estate to an adoptable standard and to have them adopted. The purchaser will have rights of access across the estate roads at all times to the employment land.

Full rights to connect to the Mains Services will also be granted.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Design Brief

The Master Plan for the overall development provides for up to 100 dwellings within the first Phase of development, with further dwellings and the employment land coming forward within Phase 2.

As Phase 1 is well underway, this land is now able to be brought forward for development by way of sale.

The Master Plan dictates that buildings should achieve BREEAM "very good" standard and be planned to provide efficient plot division and flexibility for future conversion of use.



The Brief suggests that:

1. The Scale & Massing of buildings should:

- Restrict heights to not exceed the equivalent of 2 residential storeys.
- Plot layouts should respect scale, form, alignment and materials used by adjoining occupiers.
- Buildings should be sited to minimise intrusion on open views.
- B1 uses should be considered as a preferable interface with adjoining residences.

2. The Landscape of the site should:

- Have planting and woodland screening to parking and open site areas.
- Have consistent boundary treatments.
- Incorporate traditional features (such as Cornish hedges).

3. The Appearance of buildings should:

- Involve a variety of cladding materials, but in subtle and muted colours / tones.
- Have larger areas of walling broken up with different profiles / materials.
- Be aligned with the site contours and use cut and fill and bunding to reduce visual impact.

4. In terms of accessibility:

- Operational lighting and signing should be reduced to minimise light pollution and loss of amenity.
- Shared or courtyard parking should be secured, convenient and safe to use by being overlooked by adjacent buildings.
- A minimum of 2 disabled car parking spaces shall be provided per group of units / buildings.





VAT

No election for VAT has yet been made for the site.

Proposal

The land is available for sale as a whole.

Consideration will be given to a sale in part as plots.

Price

On application to the Vendor's Sole Agents.

Viewing & Further Information

Viewing is by appointment only please. Further Information in respect of the site, topography, services etc is available by CD on application to the Agents.



Contact William Lean on

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