



LAND TO THE EAST OF KENSEY VALLEY MEADOW

Launceston - Cornwall - PL15 9LD

Aerial photograph (taken from the north)



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Launceston - Cornwall - PL15 9LD

Strategic land with potential for residential development (subject to planning).

Adjacent to the housing estate off Kensey Valley Meadow and within close proximity to Launceston town centre.



The land extends, in total, to approximately 1.7-hectares (4.2-acres).

For further information please contact:

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH



GREENSLADE TAYLOR HUNT

www.gth.net

Mark Chugg

01823 219993

mark.chugg@gth.net

Pippa Savage

01823 334466

pippa.savage@gth.net

Aerial photograph (taken from the south)



Aerial photograph (taken from a birds-eye view)



LOCATION

Launceston is located within the administrative area of Cornwall Council (CC). It has a population of approximately 9,216no. residents (2021 Census).

Launceston has a comprehensive range of ecclesiastical, educational, cultural, employment, leisure/tourism and shopping facilities, including primary and secondary schools, various places of worship, Pannier Market, Norman Castle and a range of national, regional and local retailers. It is centrally placed between the north and south coasts of Cornwall.

COMMUNICATIONS

Road – The A30 is approximately 1.3-kilometres (0.8-miles) to the south of the town centre. This provides links to the rest of Cornwall and Exeter, which marks the beginning of the M5 motorway. The A388 is approximately 1.9-kilometres (1.2-miles) to the south, which provides access to Plymouth.

Rail – Okehampton railway station is approximately 30.1-kilometres (18.7-miles) to the north-east. It is served by the Dartmoor Line, which runs between Okehampton, Crediton and Exeter St Davids. Mainline services are available from Exeter St Davids to London Paddington and from Exeter Central to London Waterloo, respectively.

Air – Launceston is approximately 66.3-kilometres (41.2-miles) from Newquay Airport and approximately 76.4-kilometres (47.5-miles) from Exeter Airport. Both offer scheduled and chartered flights to a range of national and international destinations.

LAND

The land is situated to the east of Launceston town centre.

It is bound by a railway embankment with a disused railway line, agricultural land and the River Kensey to the north; agricultural land to the east; the A388 to the south; and Kensey Valley Meadow housing estate to the west.

The land comprises agricultural land and extends, in total, to approximately 1.7-hectares (4.2-acres).

The land benefits from a bellmouth access off the A388. A further access has also been retained, off Kensey Valley Meadow, under a separate Land Registry title number: CL277527. The land is shown outlined in red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

PLANNING

The land falls within the open countryside, but abuts the built-up area of Launceston. It lies to the east of the Kensey Valley Meadow housing estate.

CORNWALL LOCAL PLAN (2010 - 2030)

The Cornwall Local Plan (CLP) was adopted in November 2016.

EMERGING CORNWALL LOCAL PLAN (2020-2050)

There is a window of opportunity to capitalise on the need for housing growth in Launceston to support the emerging CLP. This will enable the land to be brought forward as an allocation for development.

CALL FOR SITES

CC launched a 'Call for Sites' consultation on 20th February 2024. We have now made representations to CC in relation to the land's suitability, availability and deliverability for development. The 'Call for Sites' Representation is contained within the information pack.

5-YEAR HOUSING LAND SUPPLY

CC released a 5-year housing Land Supply (5YHLS) statement in June 2024. The statement confirms that the Council was able to demonstrate a 5YHLS equivalent to 6.4-years (with the 5% buffer taken into consideration as a result of Government guidelines).

HOUSING DELIVERY TEST

The Housing Delivery Test (HDT) result shows CC has an annual requirement of 6,832no. new homes between 2019-2022. The results state that it delivered a total of 8,610no. new homes during this period. Consequently, its HDT measurement was 126%. This demonstrates that the Council have a sound record of delivering housing against their targets and have a supply of sites. The 2023 measurement is yet to be published.

HOUSING CRISIS

CC has declared a Housing Crisis due to the large number of households in need of housing in the County, which indicates there may be discrepancies in the housing need data used to assess the 5YHLS and the HDT versus the actual demand for housing in the County.

Aerial photograph (taken from the north-east)



Ground photography of access



Ground level photograph (taken from the west)



LOCAL AUTHORITY

Cornwall Council

County Hall

Treyew Road

Truro

Cornwall

TR1 3AY

T: (0300) 1234 100

E: planning@cornwall.gov.uk

W: www.cornwall.gov.uk/planning-and-building-control

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site. It is registered with the Land Registry under title numbers: CL276860 and CL277527, respectively.

There is a Deed of Dedication dated 11th September 2019 between the seller and CC. This relates to part of the land under Land Registry title number: CL276860 being used to form part of a new public highway.

METHOD OF SALE

We are offering the land by informal tender, with vacant possession on completion.

We are offering it on two alternative bases:-

- a) An **unconditional sale** (with or without overage); or
- b) Subject to either a **Promotion Agreement** with a land promotor or an **Option Agreement** with a housebuilder.

There are two Submission of Proposals documents contained within the information pack. There is one for each of the two alternative bases.

The enclosed covering letter sets out the deadline for Submission of Proposals and the associated procedure.

GUIDE PRICE

Price on application.

Offers are invited as set out above.

Ground level photograph (taken from the south-west)



VALUE ADDED TAX

The seller may opt to tax; therefore, VAT may be payable in addition to the purchase price. This will only apply in the case of a **Promotion Agreement** with a land promotor.

All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

SERVICES

All mains services are available near or on the land.

All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/scl/fo/5r37x39yq2untgk3i8lrw/ANhccN0-2VC5183uN6PKEqY?rlkey=zv3hu3d6bov8rqo7mmvsg1lnq&st=hiljc122&dl=0>

<https://youtu.be/5tO5GILNnTA>

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this land to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the land unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

DIRECTIONS

Sat Nav: PL15 9LD

What3words: booklet.partner.redeeming

If heading eastbound, take the second exit at Launceston off the A30, signposted the A388/Plymouth. Take a left and continue to follow the A388 over the double roundabout signposted A388/Polson.

If heading westbound, take the first exit at Launceston off the A30, signposted the A388/Launceston. In 160-metres, at the roundabout, take the first left and follow the road for 1.5-kilometres (0.9-miles). At the double roundabout take the exit signposted A388/Polson.

Follow the road for 1.5-kilometres (0.9-miles). Then go straight over the mini-roundabout, past Kensey Valley Meadows. The land will be identified by a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the promotion of the land. The department’s telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net.

Our Planning Service brochure is available via the link, set out below:-

[GTH Planning Services](#)

PROPERTY MANAGEMENT

Our Property Management department will be delighted to provide prospective buyers with advice on the on-going management of the properties if the land is developed. The departments telephone number is (01823) 348899 and its email address is: chris.holt@gth.net

Our Property Management Service brochure is available via the link set out below:-

[Property Management](#)

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

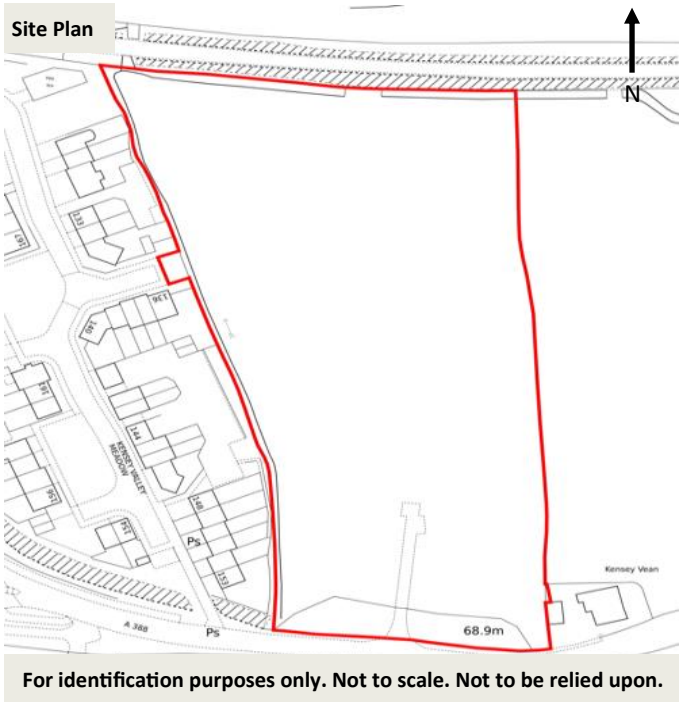
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken August 2024

Sales Brochure produced September 2024

Property reference Number:TAL240060



Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432. Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



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GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: MCC/PNS
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

**STRATEGIC LAND
LAND TO THE EAST OF KENSEY VALLEY MEADOW, LAUNCESTON, CORNWALL PL15 9LD**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of the Messers K J, D A and E T Cole (our client). It is instructed to market the land as described above.

Please find enclosed for your attention the marketing brochure for the land.

Method of Sale

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Guide Price

Price on application.

Offers are invited.

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 22nd November 2024.**

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner and Development Surveyor and Pippa Savage BSc (Hons), Graduate Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Land to the East of Kensey Valley Meadow, Launceston, Cornwall PL15 9LD,**' but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email addresses are: mark.chugg@gth.net and pippa.savage@gth.net.

Please can you submit your company's offer, together with the Submission of Offers documents and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/scl/fo/5r37x39yq2untgk3i8lrw/ANhccN0-2VC5183uN6PKEqY?rlkey=zv3hu3d6bov8rqo7mmvsg1lnq&st=hiljc122&dl=0>

<https://youtu.be/5tO5GILNnTA>

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the site or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: mark.chugg@gth.net or pippa.savage@gth.net.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. Taylor', with a long horizontal stroke extending to the right.

Greenslade Taylor Hunt

Enc Marketing brochure