



FORMER HAMBLEY'S GARAGE

Shute Hill - Pelynt - Nr. Looe - Cornwall - PL13 2JZ

Aerial photograph (taken from the south-east)



FORMER HAMBLEY'S GARAGE

Shute Hill - Pelynt - Nr. Looe - Cornwall - PL13 2JZ

Mixed use-development site with an extant detailed planning permission for the erection of 6no. dwellings (open market) and 3no. Class E units.



The site extends, in total, to approximately 0.57-hectares (1.41-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH

Mark Chugg

01823 334466

mark.chugg@gth.net

Pippa Savage

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pippa.savage@gth.net

LOCATION

The village of Pelynt is within the administrative area of Cornwall Council (CC). It lies approximately 6.5-kilometres (4-miles) north-west of Looe and approximately 14.4-kilometres (9-miles) south of Liskeard. It has a population of approximately 1,428no. residents (2021 Census), which increases significantly and substantially during the summer months.

Pelynt has a comprehensive range of facilities and amenities including (but not limited to):- Doctor's Surgery, Parish Church (Saint Nun), Social Club, Village Hall, 2no. Convenience Stores (SPAR and Premier), Post Office, Primary School and Public House (Jubilee Inn).

Pelynt benefits from close links with the coastal fishing village of Looe. It has an extensive range of shopping facilities, with several independent stores, cafes, pubs and fine dining restaurants. Looe lies on the Cornish coastline famed for its many Areas of Outstanding Natural Beauty and popular beaches providing a whole host of watersports and leisure activities, with many spectacular cliff top coastal walks.

The historic city of Plymouth is approximately 32-kilometres (20-miles) to the east. This offers a comprehensive range of ecclesiastical, educational, employment, cultural, leisure, recreational/tourism and shopping facilities and amenities. These include (but are not limited to): the University of Plymouth, the National Marine Aquarium, the Royal Citadel, Royal William Yard and the Historic Barbican Area.

COMMUNICATIONS

Road - Pelynt is bisected by the B3359 (Summer Lane). To the south, it connects to Barcelona (approximately 2.6-kilometres (1.6-miles)) and leads to the A387 to Looe. This connects to the A390 (approximately 10.6-kilometres (6.6-miles)) and leads to the A38 (approximately 5.5-kilometres (3.4-miles)), heading north. The A38 provides access to Bodmin and Liskeard to the west and Saltash and Plymouth to the east.

Rail - Looe railway station is approximately 6.6-kilometres (4.1-miles) to the south-east and provides branch line services to Liskeard. This is on the Cornish Mainline.

Air - Cornwall Airport (Newquay) is approximately 51.5-kilometres (32-miles) to the west. It has scheduled and chartered flights to a range of national and international destinations.





SITE

The site is on the south-eastern fringe of Pelynt, approximately 130-metres (142-yards) to the north of the village. The access is to the west via Shutt Hill.

It abuts residential dwellings and a woodland to the north; agricultural land to the east; residential dwellings to the south; and Shutt Hill to the west.

The site comprises a brownfield site having formerly been used as a garage for the maintenance and storage of coaches as well as a petrol filling station. The large workshop remains on the site along with a number of smaller garage buildings and a large area of hardstanding.

Lot 1 extends, in total, to approximately 0.35-hectares (0.86-acres). Lot 2 extends, in total, to approximately 0.22-hectares (0.53-acres). Overall it extends, in total, to approximately 0.57-hectares (1.4-acres).

Lot 1 is outlined in red and lot 2 is outlined in blue on the site plan overleaf. It is shown for identification purpose only and is not to be relied upon.

DETAILED PLANNING PERMISSION

CC, on 18th March 2021, granted detailed planning permission (DPP) (application number: PA20/10043) for the demolition of existing buildings and erection of 6no. dwellings (open market) and 3no. Class E units, together with associated infrastructure works. The permission is subject to 13no. conditions.

CC, dated 11th May 2023, confirmed that conditions 3, 4 and 5 have been discharged. This means that the planning permission is extant.

PROPOSED DEVELOPMENT SCHEME

The proposed development scheme (PDS) comprises 6no. dwellings (all open market) and 3no. Class E units.

The residential development comprises of 4no. 2-bed semi-detached houses of 80-sq.m. (861-sq.ft.) each; 1no. 3-bed detached bungalow of 83-sq.m. (893-sq.ft.); and 1no. 2-bed detached bungalow of 197-sq.m. (2,210-sq.ft.).

The commercial development comprises of a detached convenience store of 1,100-sq.m. (11,840-sq.ft.) and 2no. semi-detached retail units of 156-sq.m. (1,679-sq.ft.) each, respectively.

The PDS will be accessed via a new junction off Shute Hill.

BUILDING REGULATIONS

The building regulation drawings and approval is contained within our information pack.

NEW PLANNING APPLICATION

A prospective buyer could undertake either a Section 73 Application to change the dwelling/units sizes and to reduce the convenience store to fit the wider market requirements or a new planning application to add extra dwellings/units into the PDS in order to 'value engineer' and maximise the gross development value of the site.

SECTION 106 AGREEMENT

We understand that the threshold for Section 106 Agreement obligations has not been met by the DPP; therefore, there will not be any contributions.

COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) will be payable on the commercial development. The index linked figure for 2025 for out of town centre convenience retail/non-food retail above 280-sq.m. (3,014-sq.ft.) is £122.96-per sq. m. (£1,324-sq.ft.) and this is applied to the Gross Internal Area (GIA) of the non-residential floor space to be built as part of the PDS to be built on the site. However, this will be offset by the total floor area of the former garage. This will need to be confirmed in a CIL liability notice (CIL 1 Form). There will be no CIL on the residential development as it is located within Charging Zone 5 where the index linked figure for 2023 is £0.00 per square metre.

LOCAL AUTHORITY

Cornwall Council
County Hall
Truro
Cornwall
TR1 3AY

T: (0300) 1234 151
E: planning@cornwall.gov.uk
W: www.cornwall.gov.uk

TENURE AND POSSESSION

The sellers owns the freehold (title absolute) of the site being offered for sale. It is registered with the registered with the Land Registry under title number: CL40977. Part of the land is currently unregistered, however, the Conveyance Deed is contained within our information pack.

Aerial photograph (taken from the south-east)



Aerial photograph (taken from the north)



METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

It is available as a whole or in two lots (Lot 1 being the commercial development and Lot 2 being the residential development).

The enclosed covering letter sets out the submission of offers and the associated procedure.

GUIDE PRICE

The guide price for Lot 1 is **in the region of £300,000** and the guide price for Lot 2 is **in the region of £300,000**. Guide price for the whole is **offers in the region of £600,000**.

Offers are invited on a unconditional basis.

Our client will also consider Joint Venture Agreement (JVA) or Building Licences as an alternative to a freehold sale.

OVERAGE

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further negotiation.

VALUE ADDED TAX

The seller has not (and will not) opt to tax; therefore, VAT will not be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights to 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.

RIGHTS AND RESERVATIONS

The rights and reservations are contained within the information pack.

SERVICES

All mains services are available on the site, with the exception of gas.

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/5hm3isluyr9j9sdpd5835/AN3ksiFzB0JiXzvet8Dqbug?rlkey=3l5bmx9mrtf7t2k09fhykmg7p&st=1480el93&dl=0>

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.

DIRECTIONS

Sat Nav: PL13 2JZ

What3words: ///reef.during.plodding

If heading south follow the B3359 (Summer Lane) through the village for approximately 0.8-kilometres (0.5-miles) and the site will be found on your left-hand side.

If heading north from Barcelona, follow the B3359 (Summer Lane) for approximately 2.4-kilometres (1.5-miles). After passing Casey Lane on your left; the site will be found directly on your right-hand side.

It will be identified by a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. 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](#)

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the PRDS and advice on marketing the new homes. He department’s telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net.

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

[GTH New Homes Services](#)

PROPERTY MANAGEMENT

Our Property Management department will be delighted to provide prospective buyers with advice on the on-going management of the properties once built. The department’s 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

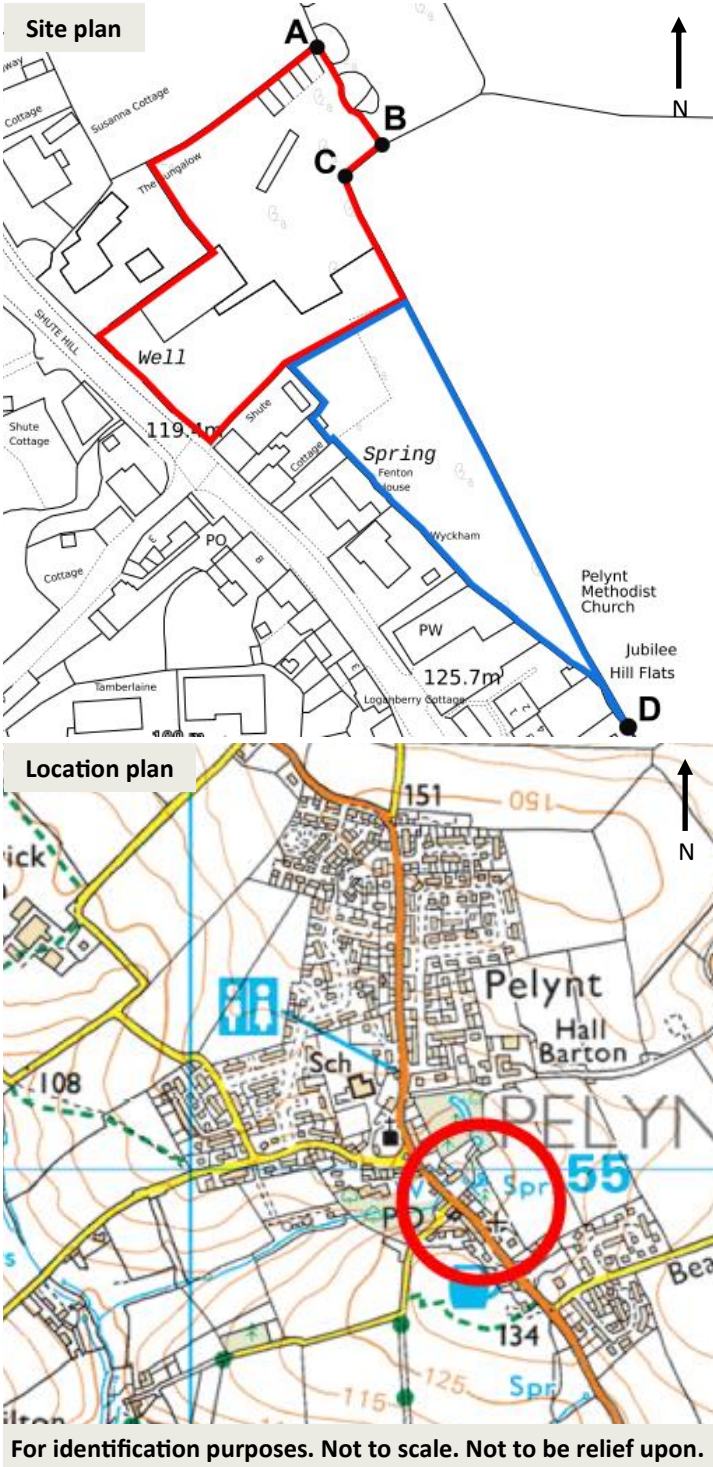
Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

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.
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 December 2024

Sales Brochure prepared January 2025

Property Reference Number: TAL240094



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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

FORMER HAMBLEY'S GARAGE, PELYNT, NR. LOOE, CORNWALL PL13 2JZ

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr P and Mrs M Boxall (our client). It is instructed to market and sell the site as described above.

Please find enclosed for your attention the sales brochure for the site.

Method of Sale

We are offering the freehold for sale by private treaty, with vacant possession on completion.

It is available as a whole or in two lots (Lot 1 being the commercial development and Lot 2 being the residential development).

Guide Price

The guide price for Lot 1 is **in the region of £300,000** and the guide price for Lot 2 is **in the region of £300,000**. Guide price for the whole is **offers in the region of £600,000**.

Offers are invited on an unconditional basis.

Our client will also consider Joint Venture Agreement (JVA) or Building Licences as an alternative to a freehold sale.

Submission of Offers

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 at Greenslade Taylor Hunt with the envelope marked with the reference '**Former Hambley's Garage, Pelynt, Nr. Looe, Cornwall PL13 2JZ,**' 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 offer, together with the Submission of Offers document 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/5hm3isluyr9j9sdpd5835/AN3ksiFzB0JjXzvet8Dqbug?rlkey=3l5bmx9mrtf7t2k09fhykmg7p&st=cays65e5&dl=0>

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 stylized flourish at the end.

Greenslade Taylor Hunt

Enc Sales brochure