



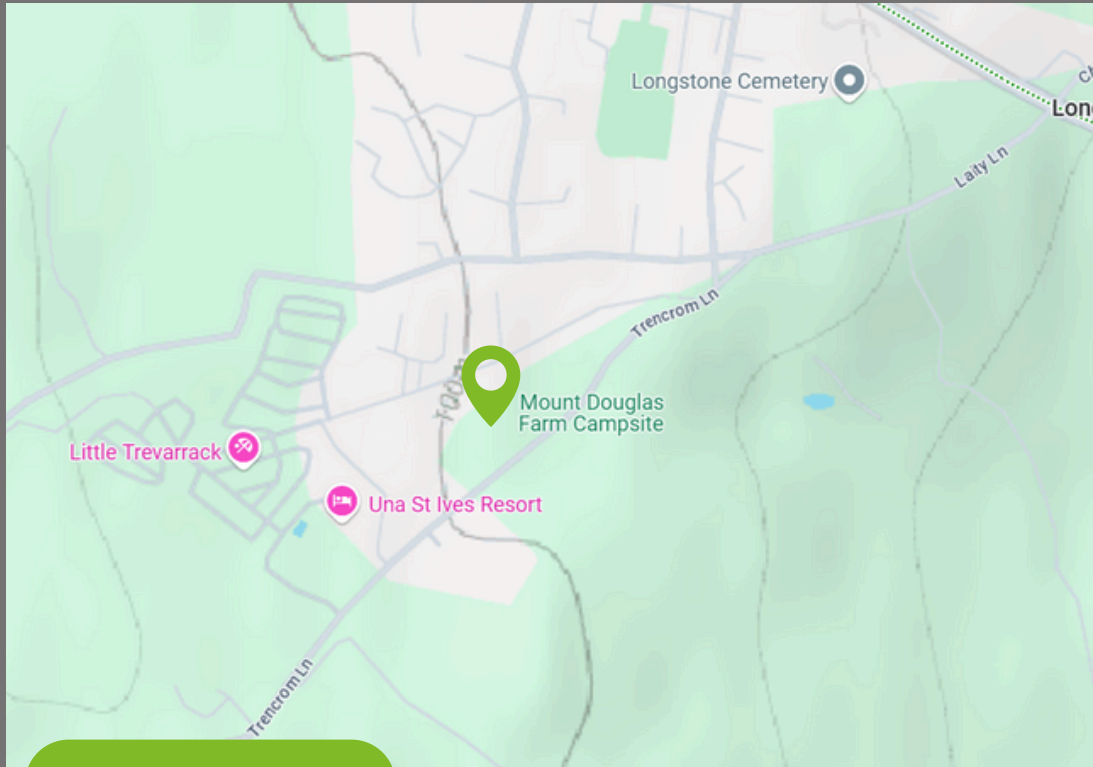
Land to the South East of Laity Lane, Carbis Bay, St Ives TR26 3HW

A flat, broadly rectangular site, offered with the benefit of outline planning permission for up to 41 dwellings

Offers invited

SMITH/WHITE LTD.

Land to the South East of **Laity Lane,** **Carbis Bay, St Ives TR26 3HW**



[Go to Google Maps >](#)



Want to know more?

If you have any questions or would like to know more about this plot get in touch with Will Smith at Smith White Ltd.

01626 832 063 | 07977 446 274
hello@smithwhite.co.uk

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The Plot

A rare opportunity to acquire c.1.8 acres of land (Site C) which will be the final phase of a wider development.

Sites A & B have been sold separately and the consented dwellings on them are already partly completed with units sold or, under offer, and the residual currently under construction.

The benefit of an adoptable standard access to Site C through Sites A & B to the public highway is secured by legal agreement. Adoptable mains utility connections will be installed within Site C's boundary.

Planning

Site C has outline planning permission, with all matters reserved, for the development of up to 41 dwellings and associated works.

[Click here to view the Planning Application >](#)



Technical information

Please click the link below to view the documents for the site:

[Click here to view the data room >](#)

CIL, 106 & Affordable Housing

Site C is an allocated site and does not attract CIL. Policy Affordable Housing delivery is subject to viability but, capped at 40%.. Sites A & B were required to deliver 25%. A copy of the s106 is found within the data room.

ACCOMMODATION SCHEDULE				
OPEN MARKET ACCOMMODATION (SITE A)				
Unit Name	Units	Area Sq Ft	No. of Units	Sub Total
2a	28	650	4	2600
2b	28	720	4	4360
2b	28	800	1	800
4g	48	700	12	16800
4	48	1200	3	3750
4	48	1380	4	5940
4	48	1380	4	5940
			29	14250
OPEN MARKET ACCOMMODATION (SITE B)				
Unit Name	Units	Area Sq Ft	No. of Units	Sub Total
A	18 Flat	579	0	0
B	28 FOG	680	0	0
C	28	750	3	2250
D	38	840	13	18000
E	38	900	6	5400
F	38	900	2	1800
G	38	900	2	1800
H	48	1233	3	3699
I	48	1380	2	2760
K	48	1380	7	9660
L	58	2900	1	2900
OPEN MARKET ACCOMMODATION (SITE C)				
Unit Name	Units	Area Sq Ft	No. of Units	Sub Total
A	18 Flat	579	4	2316
B	28 FOG	680	0	0
C	28	750	3	2250
D	38	840	3	2520
E	38	900	4	3600
F	38	900	0	0
G	38	900	0	0
H	48	1233	0	0
I	48	1380	0	0
J	48	1380	1	1380
L	58	2900	0	0
M	28AP	723	4	2892
N	28AP	954	4	3816
P	28AP	954	2	1908
R	28AP	1138	1	1138
			28	21873
AFFORDABLE ACCOMMODATION (SITE B)				
Unit Name	Units	Area Sq Ft	No. of Units	Sub Total
B	28 FOG	680	1	680
C	28	750	4	3000
D	38	840	0	0
AFFORDABLE ACCOMMODATION (SITE C)				
Unit Name	Units	Area Sq Ft	No. of Units	Sub Total
M	28AP	723	4	2892
N	28AP	954	5	4770
P	28AP	954	2	1908
			11	9570

● DENOTES SHARED OWNERSHIP TENURE



LAITY LANE, CARBIS BAY

dwg no: 001 FEASIBILITY LAYOUT
revision: PL01
scale: 1:500@A1
date: July 2019

Method of Sale

The site is viewable by appointment only. To schedule an appointment, or to request further details, please contact Will Smith.

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Our note. For clarification we have prepared these sales particulars as a general guide. If there are any important matters which are likely to affect your purchase decision, please contact us. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Smith White has the authority to make or give any representation or warranty in respect of the plot. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the plot. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your transaction.