

## Land To The West Of Brunel Court, Truro, TR1 3AE

Subject to Current Planning Application

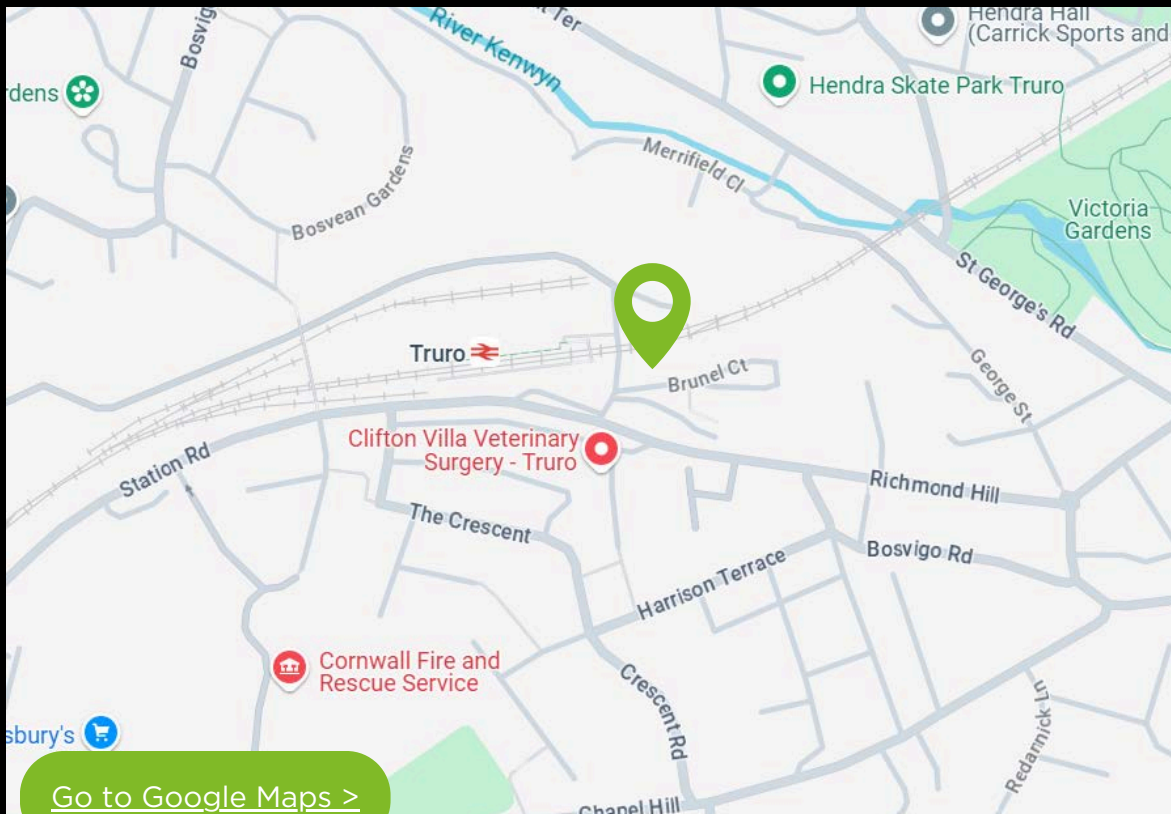
**Offers in excess of £100,000**

**SMITH/WHITE**

**complete.**

thoroughly good property agents

# Land To The West Of **Brunel Court, Truro**, TR1 3AE



## 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.

**01392 691357 | 07977 446 274**

**land@completeproperty.co.uk | will@smithwhite.co.uk**

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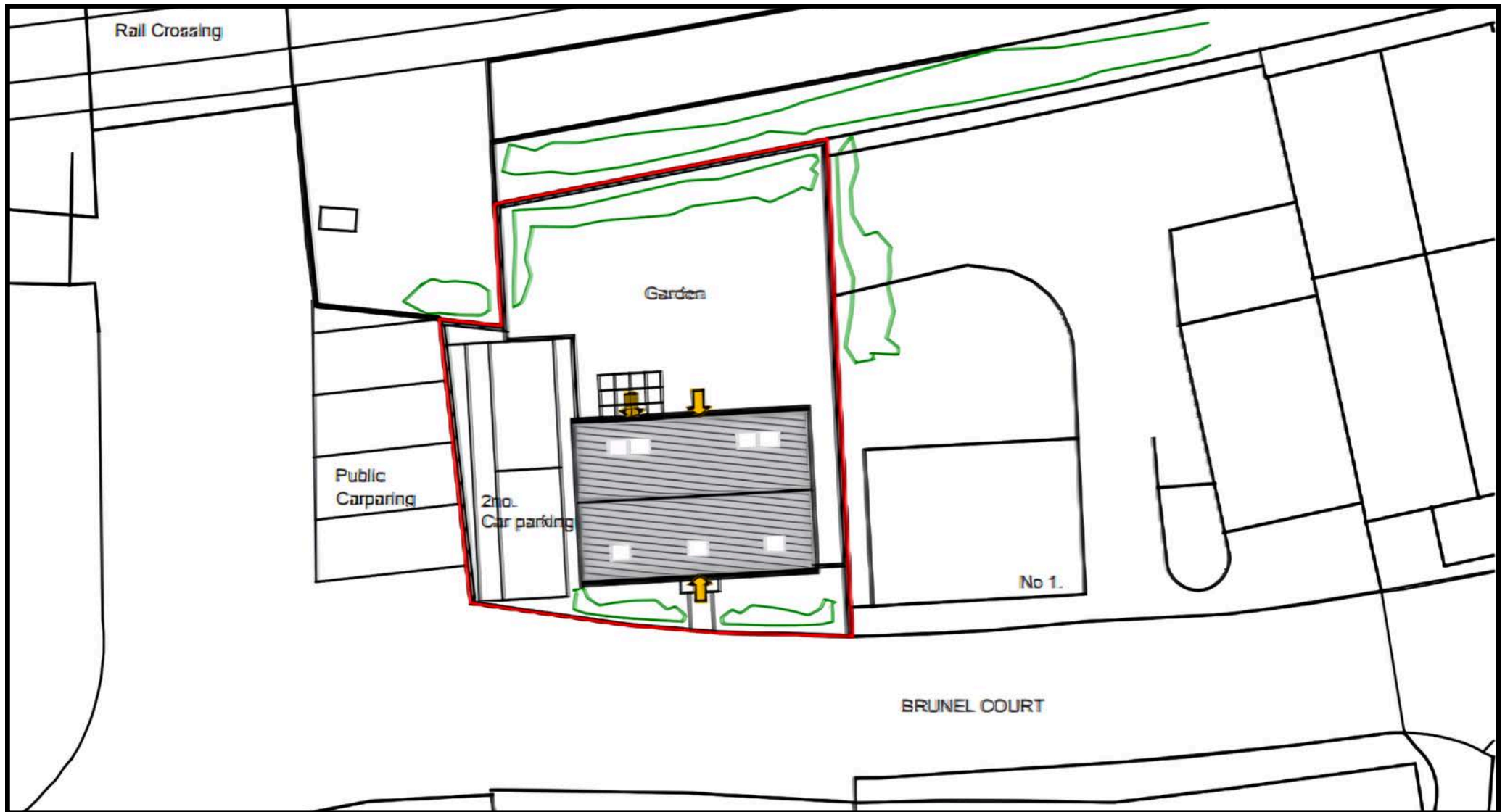
## The Site

Truro offers strong rail links to London, Plymouth, and Penzance, plus local connections like the Falmouth branch line. The area is also well-served by buses and two Park & Ride sites. While the immediate area is more commercial than residential, nearby neighbourhoods offer quieter living with easy access to transport. It's a convenient base for commuters, though safety stats are typical of a central urban location.

## Planning

The site currently has a live outline planning application with a determination date set for 11 June. Additionally, there is an active Deed of Variation application seeking to remove the land's designation for railway improvement works, as this requirement has been confirmed as no longer necessary. We have been advised that both applications are expected to be approved.

[Click here to view the Planning App](#)



## Section 106 and CIL

CIL: The site falls within CIL Charging Zone 3, where the applicable rate for residential development is £122.97 per square metre of net additional internal floor space.

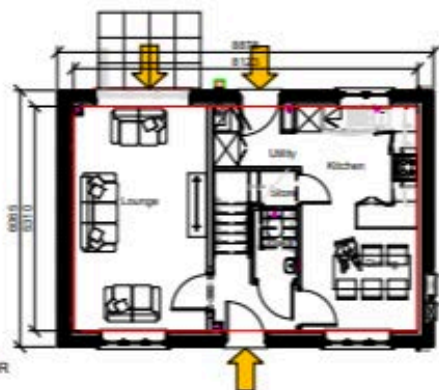
Section 106: No Section 106 obligations are applicable to this plot.



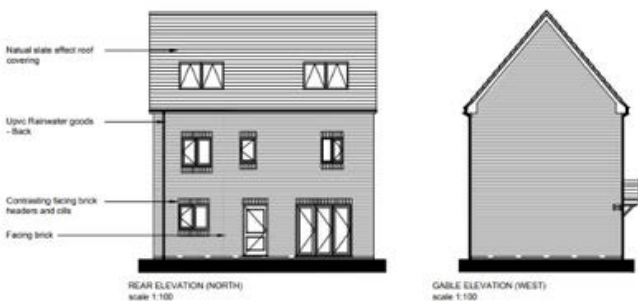
SECOND FLOOR  
scale 1:100



FIRST FLOOR  
scale 1:100



GROUND FLOOR  
scale 1:100



## Further Technical information

We have collated a data folder of further technical information which includes:

- Architect
- Contamination
- Ecology
- Engineer
- GI
- Heritage

[Click here to view the data folder](#)

## Further sales information

The site is viewable by appointment only. Please get in touch with Will Smith at Smith White to book an appointment or if you have any questions about the site.

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## Method of sale

The site featured in these particulars is for sale by Informal tender. All proposals for the purchase of the land shall be submitted to Will Smith at Smith White.

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## Viewing

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## Want to find out more?

If you have any questions or would like to know more about this plot get in touch with Will Smith at Complete Land & New Homes.

**01392 691357 | 07977 446 274**

**land@completeproperty.co.uk**



# SMITH/WHITE LTD.



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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.