

**SOLE
AGENT**



Whincroft Cottage

Bailiff's Cross Road, St Andrew

PERRYS 23H2 TRP TBA

- Development site with outline planning approval (recently lapsed but being sought again)
- Concept was approved to demolish existing dwelling
- New build home to be developed on different, elevated area
- Result would provide superb privacy and stunning rural views
- Total site of approx 1 acre with south facing views across Talbot Valley

£750,000

LOCAL MARKET

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The contractor & his sub-contractors are to verify all dimensions on site before making shop drawings or commencing manufacture.

The contractor and his sub-contractors are responsible for ensuring that all products and materials are installed correctly in accordance with manufacturers details, current British standards and codes of practice.

Any discrepancies or confusion arising from information provided is to be reported to the architect prior to works commencing.

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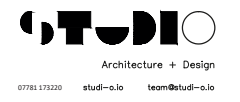
KEY

	Agricultural Land		Species rich earth banks retained & enhanced with Hawthorn hedge
	Domestic Garden		Mature scrub and trees retained (PPOs protected)
	Hedgerow/Planted Banks		New earth bank and Hawthorn hedging
	Handstanding		Tall ruderal growth
	Oversew with grass and wildflower mix		Agricultural gravel track



REV A - Updated following consultant feedback 15.09.22

Proposed Re-selling of dwelling at Whincroft
 Project No/Drawing No: 009/SS04
 Revision: A
 Drawing name: Landscape Strategy Site Plan
 Date of original drawing: September 2022
 Drawing Scale: 1:200 @ A1



About Whincroft Cottage

Whincroft Cottage is a stunning development opportunity in the heart of the Island, enjoying superb south facing views across Talbot Valley. The site had outline planning approval (recently lapsed but a fresh application being made) for the existing dwelling to be demolished and a new home to be built on a different, more elevated area within the site. The result would be a family home enjoying superb privacy and stunning rural view, across a total site of approx 1 acre.

Outline Planning Consent

Outline planning approval had been granted (albeit recently lapsed) for a concept whereby the existing dwelling on site was to be demolished and a replacement dwelling built on a relocated, more elevated part of the plot. The completed dwelling would enjoy both superb privacy and stunning rural views.



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