

**Freehold Building Plot adjoining
Colossus
2 Pilots Retreat
St. Mary's
Isles of Scilly TR2 0PB**

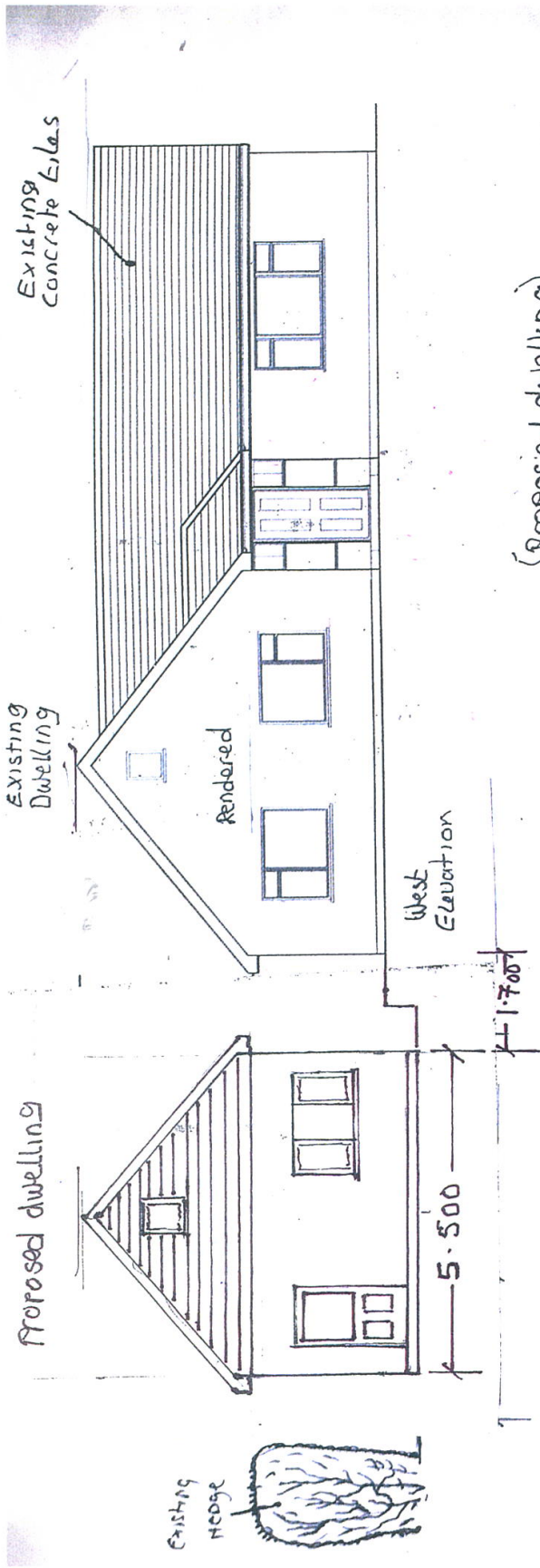


The offering for sale of this freehold plot of land produces a rare opportunity for anyone to construct their own residence on St. Mary's.

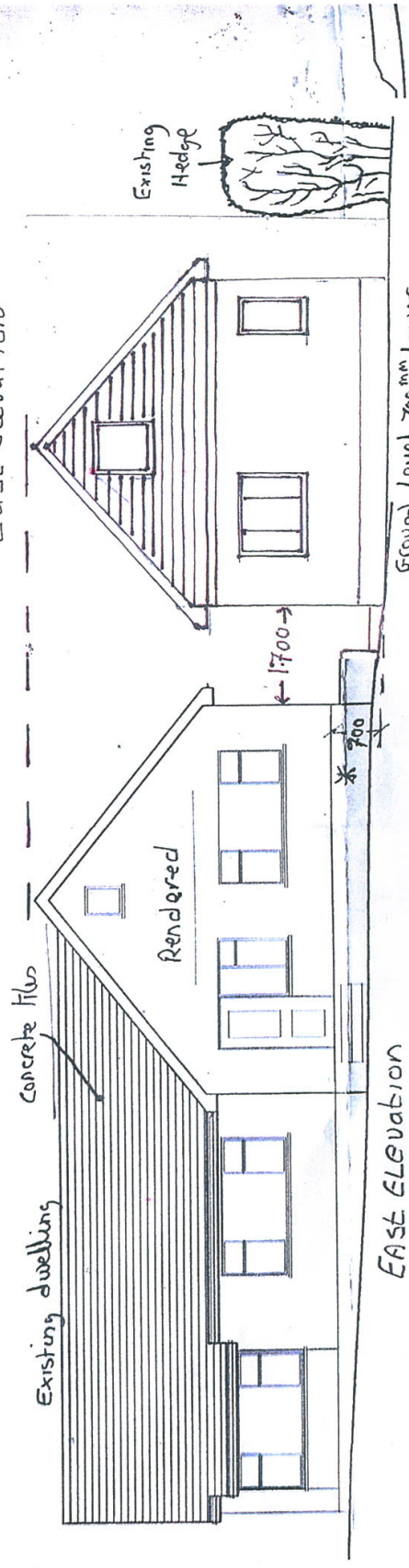
We have attached to these particulars proposed elevations and plans of the new property for which a planning application No. P/17/083 has been made to the Council of the Isles of Scilly.

It would of course be open to a purchaser to amend the plans to their own design for subsequent approval by the local authority.

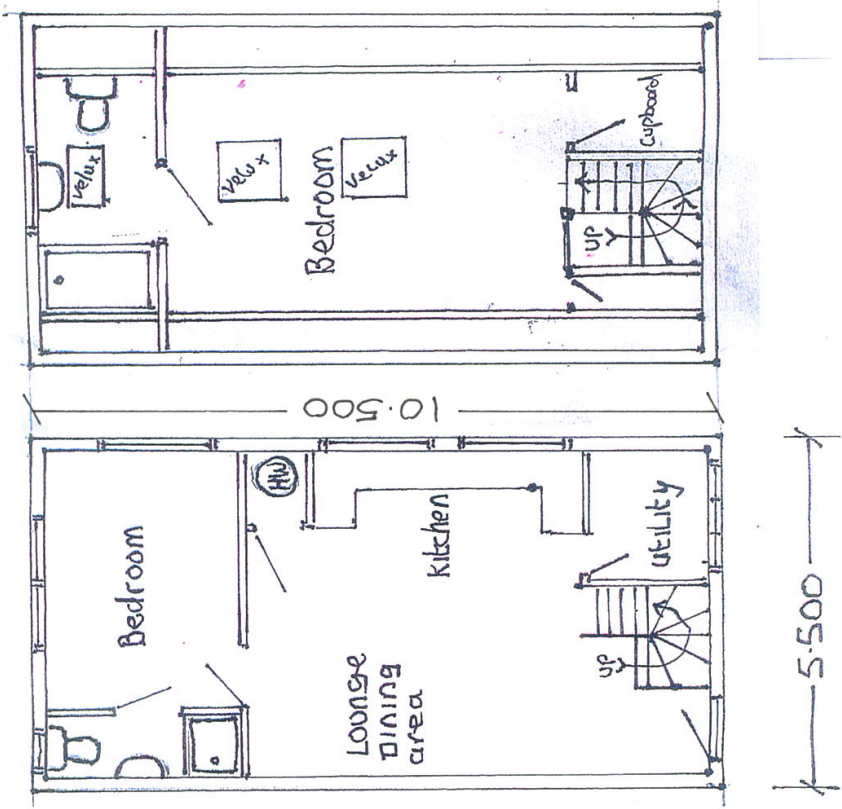
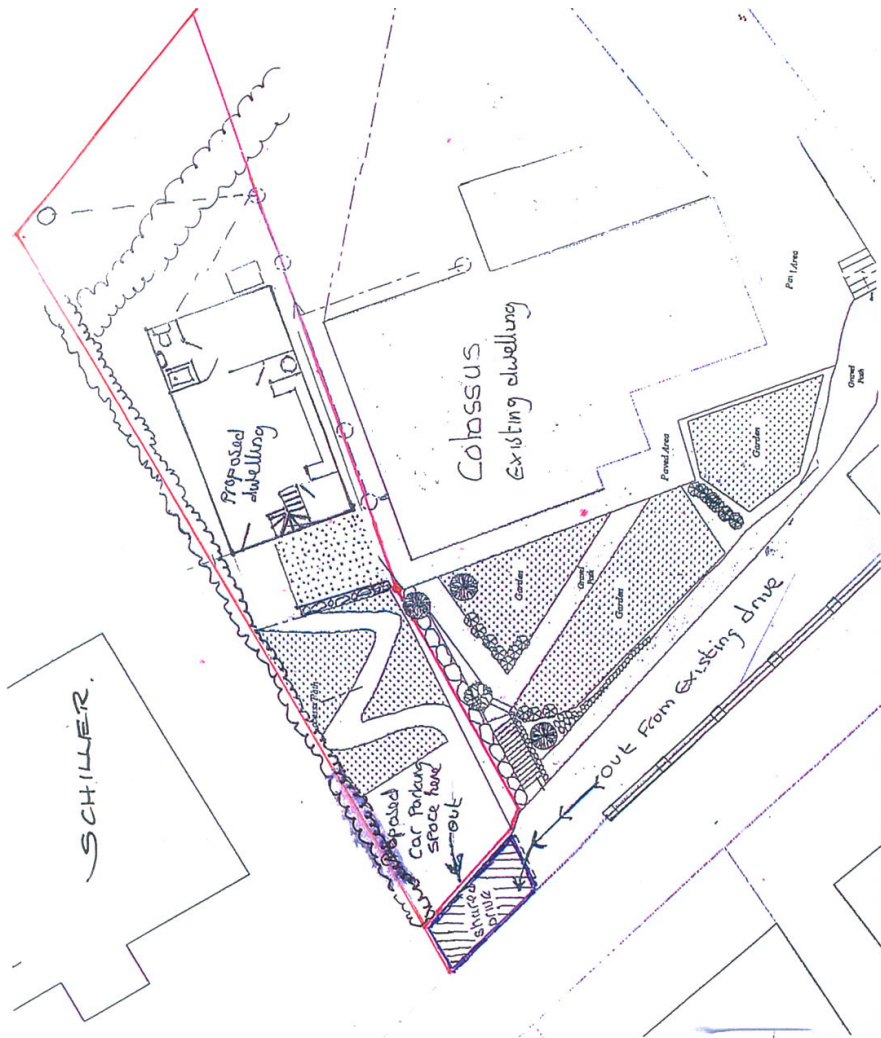
The approved planning permission is subject to an occupancy restriction through a Section 106 Planning Obligation. We have attached a statement received from The Council of the Isles of Scilly which explains in detail the requirements of a purchaser .



(Proposed dwelling)
East elevation



Ground Level 700mm Lower
than existing dwelling but
Ridge height will match





COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, St Mary's, Isles of Scilly, TR21 0LW
0300 1234 105
planning@scilly.gov.uk

The following is an interim policy to replace the revoked Specific Local Need (SLN) and Key Worker (KW) qualifying criteria, which were Supplementary Planning Guidance (SPG) documents adopted by the Council in 2005. The interim policy below will be used in place of these revoked SPGs until the new Local Plan 2015 – 2030 is adopted in 2019.

Any person seeking to apply for the new SLN, which now includes an employment section (in place of KW) then the application forms are on the Council's website:

<http://www.scilly.gov.uk/planning>

Interim Policy: Qualifying to Occupy Homes with Specific Local Need and Key Worker Occupancy Restrictions on the Isles of Scilly

Any home on the Isles of Scilly that is subject to an occupancy restriction, through a Section 106 Planning Obligation, for Specific Local Need or key Workers, will need to be occupied in perpetuity by a person or persons (and their dependants) with a proven housing need as their principal residence throughout the year. A proven housing need is where:

1. the property would be their sole private residence; and
2. they need to live permanently on the islands due to their employment circumstances and work commitments; or
3. they have been continuously resident on the islands for at least five years and require new accommodation as a result of the requirement to:
 - vacate tied accommodation; or
 - relocate to more suitable accommodation due to a medical and/or mobility condition; or
 - relocate to smaller accommodation due to under-occupation; or
4. they are a former resident who has previously lived permanently on the Isles of Scilly for a continuous period of at least 5 years and who:
 - a) has been away for educational, training purposes or to obtain work experience or professional or technical accreditation; or
 - b) is currently employed by the armed forces or merchant navy and whose main residence will be on the islands; or
 - c) is retired from the armed forces or merchant navy; or
 - d) needs to provide substantial care to a relative who has lived continuously on the islands for at least 5 years (substantial care means that identified as required by a medical doctor or relevant statutory support agency).

Approved by Members of the Council of the Isles of Scilly at Full Council on the 22nd February 2018

PRICE: £ 150,000 or nearest offer

**VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY
THROUGH THE ABOVE AGENTS.**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.