



Ecological Land Cooperative

Site 5 - Orchard Park, Cornwall

Orchard Park, Netherton, Upton Cross, Liskeard, Cornwall, PL14 5BD

Location

Orchard Park is a 20 acre site on land attached to Netherton Farm. It's located on the eastern edge of Bodmin Moor less than 1 km from the small villages of Rilla Mill to the east and Upton Cross to the west. The parish town of Callington (pop. 6,000) is 8 km to the south east. Liskeard (pop. 8,000) is 10 km to the south and the city of Plymouth (pop. 235,000) is 25 km to the south east.



Date purchased

January 2020

Stage of development

We secured temporary planning permission for 3 plots in September 2022. The planning permission has a number of conditions which we are currently in the process of discharging.

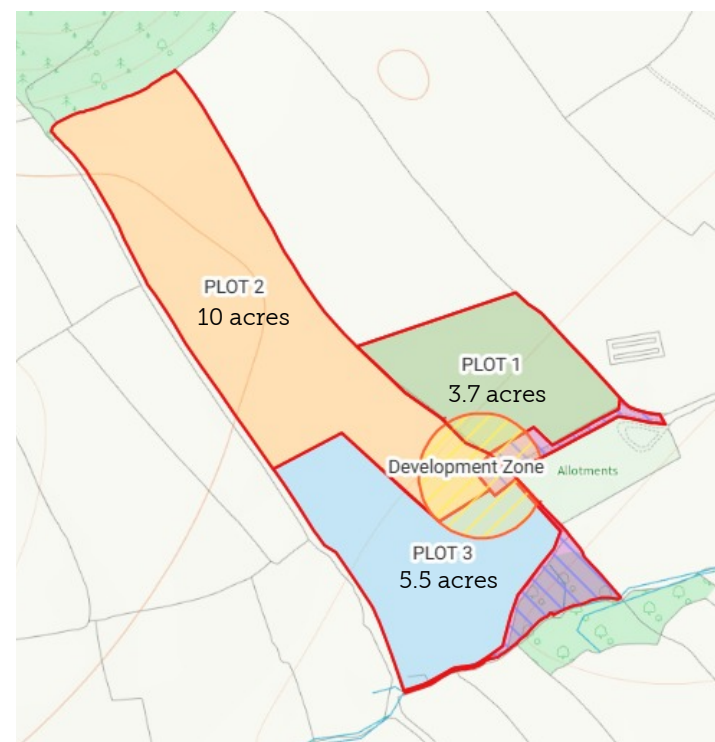
Plot sizes

There are three plots available of approximately 3.7, 5.5 and 10 acres respectively - see the site plan below or [view our online map](#). The site is made up of two fields - North Park (where Plot 1 is located) and Orchard Path (where Plots 2 and 3 are located).

Completion date

One of the conditions that needs to be met ahead of the temporary planning permission being signed off, is Cornwall Council reviewing and approving business plans of the proposed land-based businesses.

Alongside this and other conditions, we will need to build the shared infrastructure on site, therefore we envisage the plots being ready for sale completion in late 2023 or early 2024.



What do the plots cost?

Each plot will share a third of the ELC's site development costs (equal to approximately £80,000* per plot) plus £6,000 per acre. Therefore if the total cost of developing the site is £240,000 then the 3.7 acre plot would cost c. £102,200, the 5.5 acre plot would cost £113,000 and the 10 acre plot would cost £140,000.

Ecological Information

The site slopes gently downward from the north western to the south eastern edge and is mostly surrounded by mature hedgerows. Both fields have been used historically as pasture and have a freely draining slightly acidic loamy soil. For more information on soil please request our initial soil analysis report.

*

This figure is based on cost of previous ELC developments and is subject to change

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