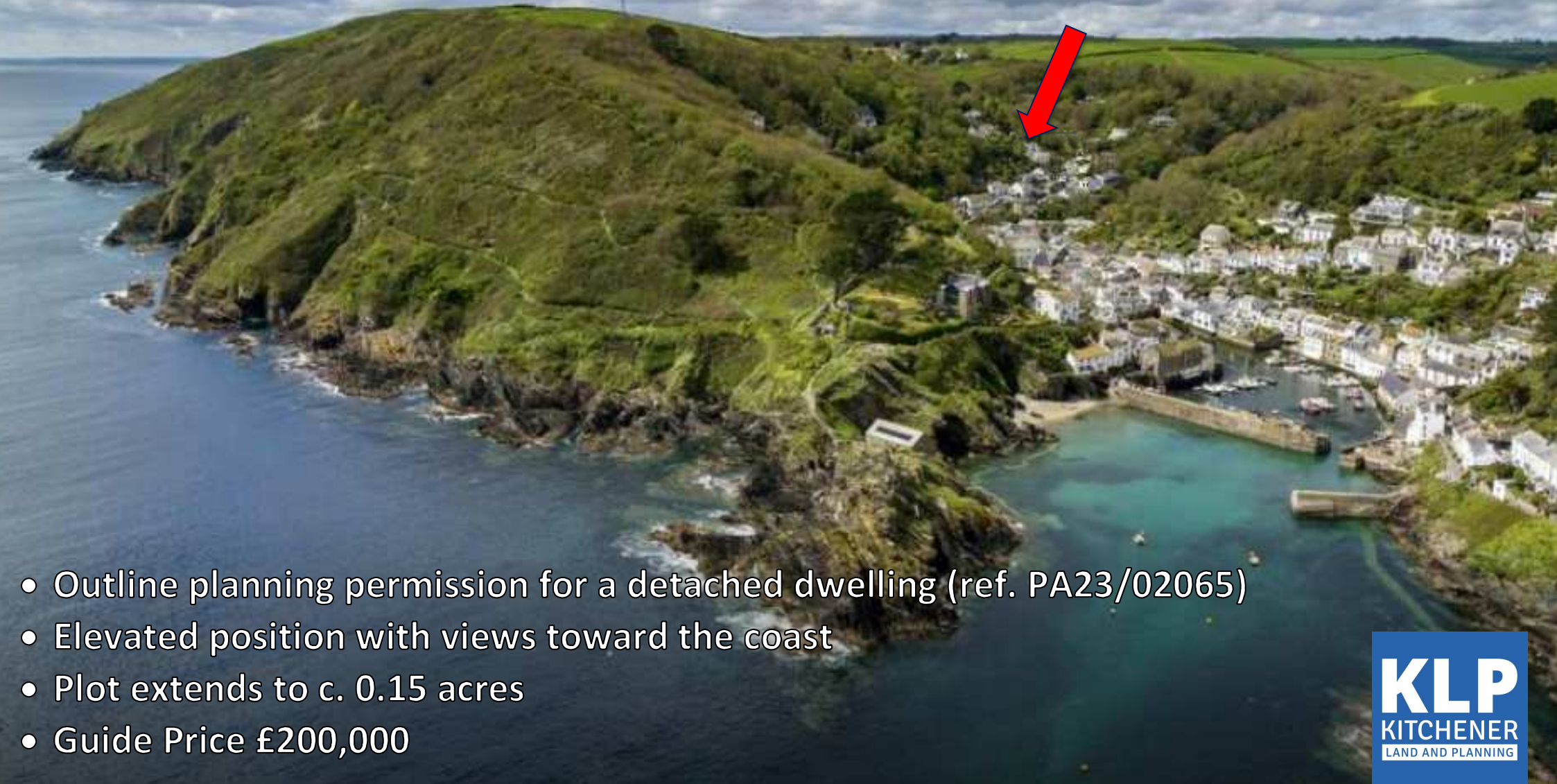


# SINGLE BUILDING PLOT FOR DETACHED DWELLING

## POLPERRO, CORNWALL PL13 2RT



- Outline planning permission for a detached dwelling (ref. PA23/02065)
- Elevated position with views toward the coast
- Plot extends to c. 0.15 acres
- Guide Price £200,000

## THE PLOT – PL13 2RT

Kitchener Land and Planning are delighted to offer for sale this single building plot in the highly desirable village of Polperro on the south Cornish coast. Outline planning approval has been attained (ref. PA23/02065) for the construction of a new detached dwelling. Matters of access, appearance, landscaping, layout and scale are all reserved for future approval – however it is envisaged by the vendors that a two or potentially three storey house will be the likely form of development. The plot is adjacent to Landavidy Lane, and it is proposed that a private access will be formed from this road into the plot. Given the elevated position, the new dwelling should benefit from views over Polperro to the coast beyond.

## POLPERRO

Polperro is an idyllic fishing village set in south Cornwall, with a delightful harbour surrounded by colour washed cottages and houses. The village is positioned just over 6 miles to the east of the Fowey River and 4 miles west of Looe. The village is an extremely popular destination for tourism but importantly there is also a thriving year round community and amenities including a primary school, restaurants, pubs and shops including a Post Office, bakery and a general store.

Within an easy reach of Polperro (via the South West Coast Path) are the coves of Talland Bay, where the excellent Talland Bay Beach Café is located on the edge of the beach. The two beaches here are overlooked by the award winning Talland Bay Hotel with its two restaurants. East and West Looe form the nearest coastal town and offer an excellent range of shops, good restaurants and pubs, as well as many picturesque streets of pretty fisherman's cottages. Looe is also an excellent base for sailing enthusiasts wanting to explore the stunning nearby coastline.

## METHOD OF SALE

The freehold plot is being offered for sale by private treaty with a Guide Price of £200,000.

## PLANNING

Cornwall Council granted planning permission (ref. PA23/02065) on the 16<sup>th</sup> June 2023, for the construction of a new dwelling, with all matters reserved.

Copies of relevant planning documents are available as part of a planning/technical pack which can be provided electronically by the Agents upon request.

## CIL & S106

There are no S106 liabilities in respect of the approved application. The new dwelling will however be liable for CIL (Community Infrastructure Levy) – which the Agents understand to be charged at £111.64/sqm of development (Zone 4). Interested parties should however seek confirmation as to CIL liabilities with Cornwall Council.

## UTILITIES

The Agents are advised that the vendors are currently making enquiries with the various utility utilities as to likely points of connection for mains water, electricity, and foul drainage. Any information that becomes available will form part of the planning/technical pack, which is available upon request. Interested parties should make and rely upon their own enquiries however, prior to making any offer.

## VIEWING

### STRICTLY BY APPOINTMENT ONLY

Please contact KLP on 01392 879300 to arrange to view the site.

## WHAT3WORDS LOCATION

///lazy.tomato.scar



Newcourt Barton, Clyst Road

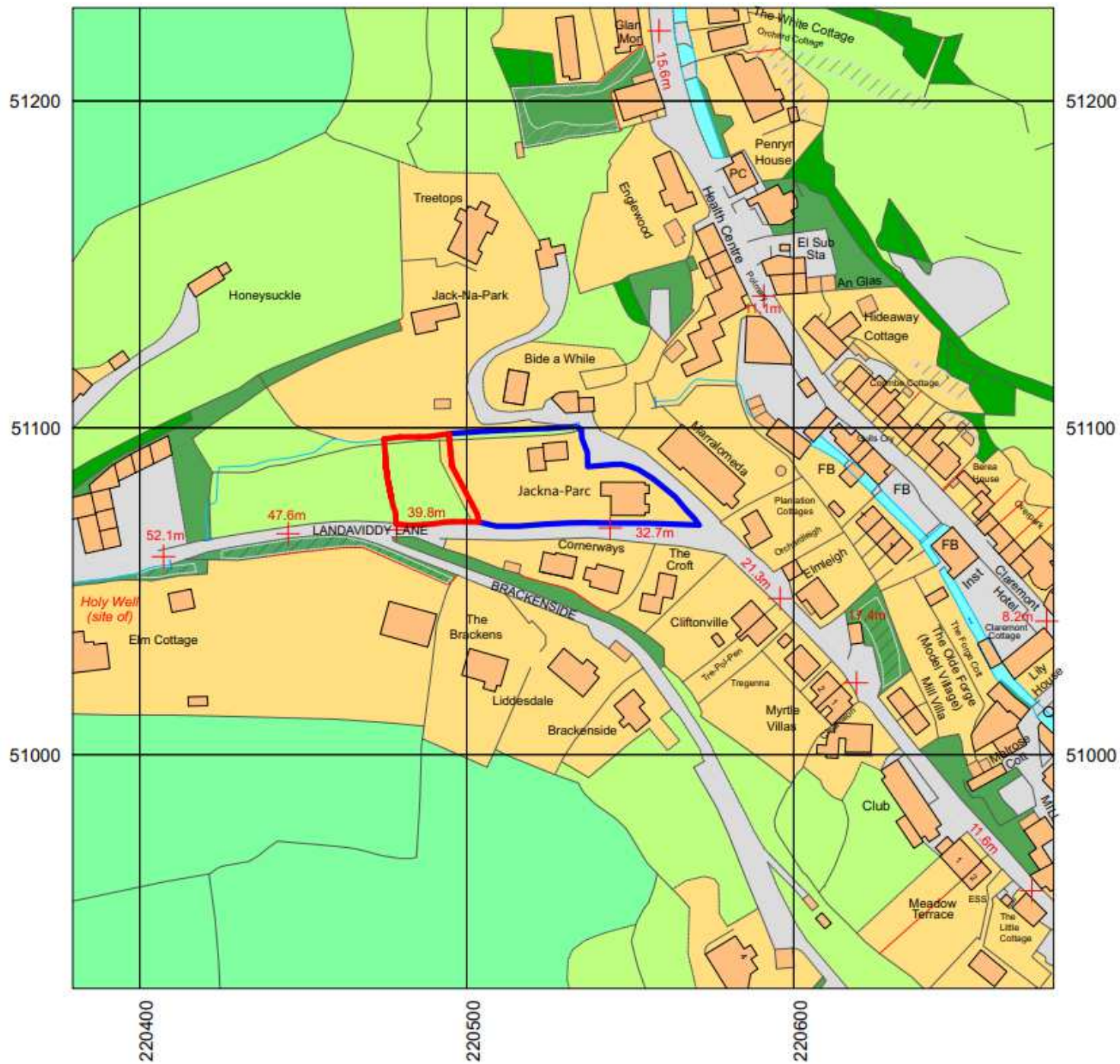
Topsham, Exeter, EX3 0DB

Email: [alex@klp.land](mailto:alex@klp.land)

Tel. 01392 879300

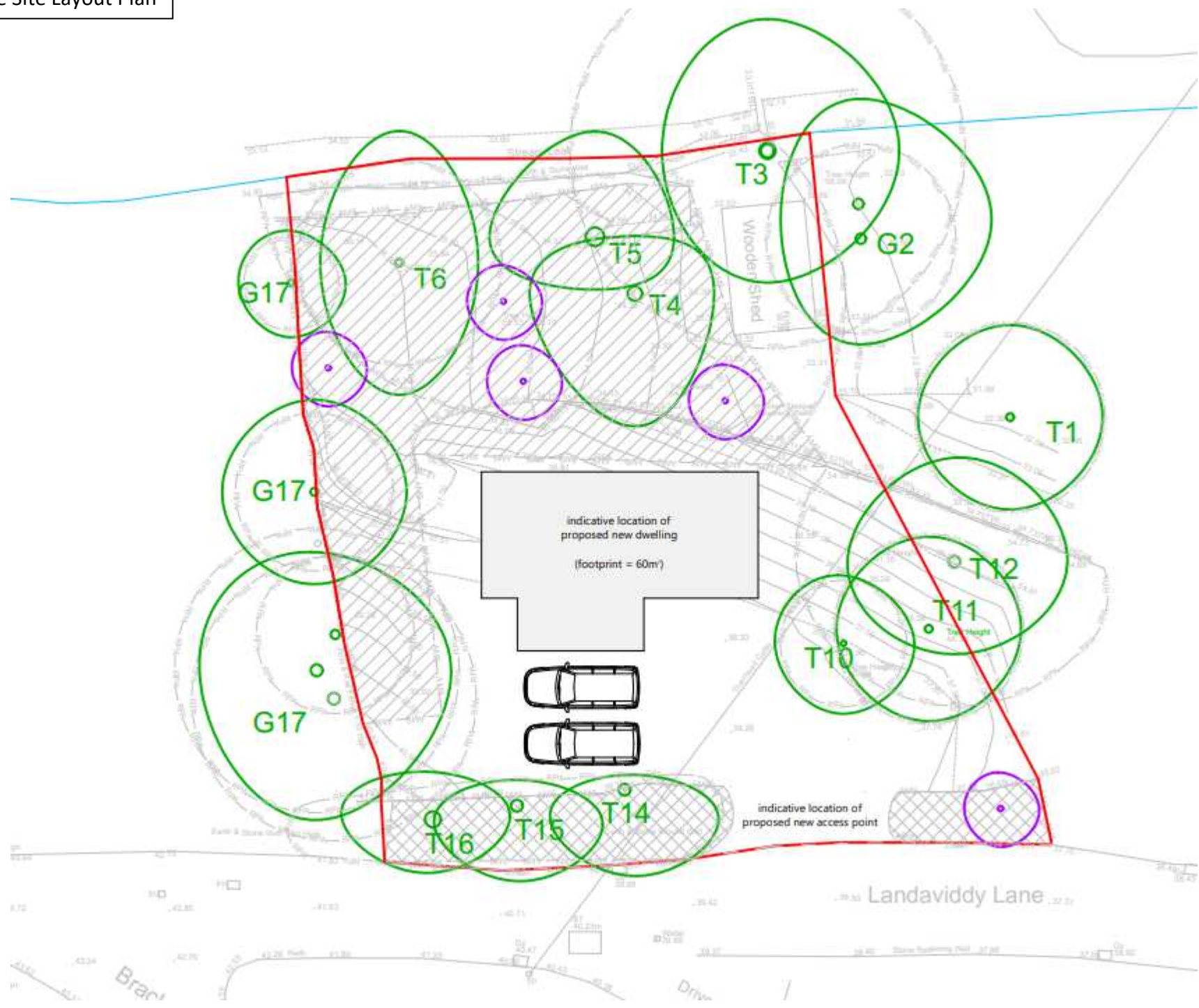
**Ref: 893/AM**





Location Plan – Plot outlined in red.

Indicative Site Layout Plan







Photos (from top left clockwise) showing: View from the plot over Polperro and the sea beyond, View from Landaviddy Lane showing the earth bank which is the southern boundary of the plot, View facing east over part of the plot, View from the north western side of the plot facing towards Landaviddy Lane.





CGI showing impression of an indicative dwelling on the plot.