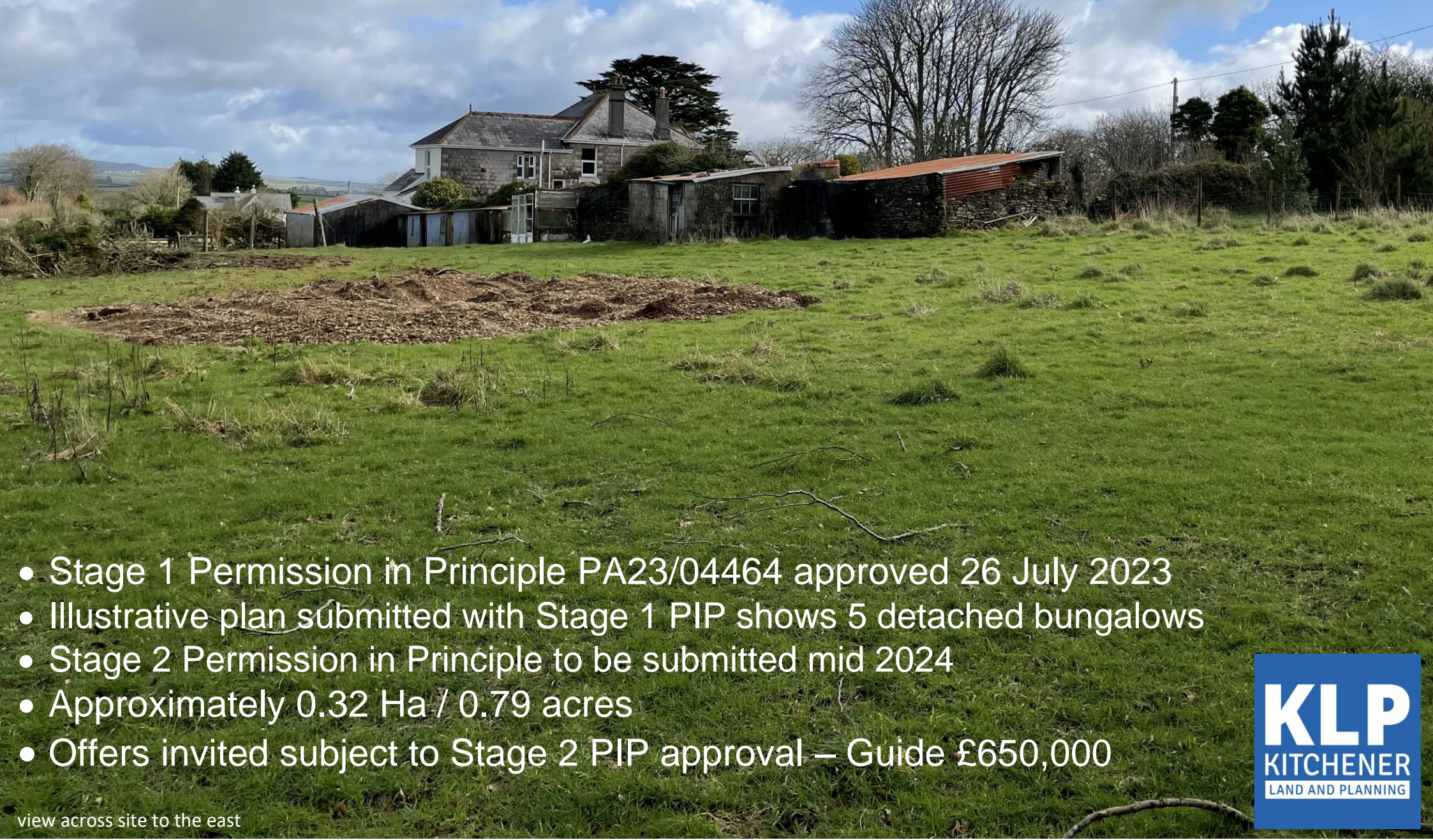


DEVELOPMENT SITE FOR 5 DWELLINGS

LAND AT PENDOWER EAST TAPHOUSE CORNWALL PL14 4NH



- Stage 1 Permission in Principle PA23/04464 approved 26 July 2023
- Illustrative plan submitted with Stage 1 PIP shows 5 detached bungalows
- Stage 2 Permission in Principle to be submitted mid 2024
- Approximately 0.32 Ha / 0.79 acres
- Offers invited subject to Stage 2 PIP approval – Guide £650,000

THE SITE

KLP are delighted to be offering for sale this residential development site with a Stage 1 Permission in Principle approval for 5 dwellings. The illustrative plan submitted with the application shows 5 detached bungalows. The existing house "Pendower" is not included in the sale, see Location Plan below showing red line boundary of the site for sale.

NOTE - Our clients are preparing a Stage 2 Permission in Principle application (Technical Details Consent) for 5 detached bungalows, with the intention to submit probably mid 2024 once necessary surveys have been completed.

The site is currently part garden and part amenity land, it extends to approximately 0.32 ha / 0.79 acres and has a very gentle fall south to north. The site is located on the fringe of East Taphouse, north of the A390 from where access is proposed via a joint visibility splay with the adjacent property called Pendower. The site benefits from beautiful countryside views to the north and is situated approximately 5 miles west of Liskeard via the A390/A38.

EAST TAPHOUSE, LISKEARD

East Taphouse is located between the popular Cornish Towns of Liskeard and Lostwithiel and benefits from a garage/general store, primary school and community hall. The picturesque riverside Town of Lostwithiel and the historic Stannary Town of Liskeard are home to a good range of local amenities including both primary and secondary schooling, shops, supermarkets, cafes and restaurants as well as mainline railway stations on the London/Penzance line.

The City of Plymouth is approximately 20 miles to the east via the A38.

PLANNING

Cornwall Council granted Permission in Principle under reference PA23/04464 dated 26 July 2023 for the demolition of an existing outbuilding and the construction of 5 dwellings at land south west of Pendower, East Taphouse, Cornwall, PL14 4NH.

A planning & technical information pack accessed by a link to a drop box is available on request.

METHOD OF SALE

Offers invited subject to a Stage 2 PIP approval (Technical Details Consent) - application probably mid 2024

Guide £650,000

VIEWING

Strictly by appointment with KLP

what3words: sculpting.dollars.conspired

CONTACT: Darryl Hendley



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Mobile: 07850 275265

Tel. 01392 879300 DD. 01392 925131 Ref 936/DH/R3

NOTE: This site plan is for illustrative purposes only submitted at Stage 1 of a Permission in Principle application to demonstrate how a development of five units is achievable.

PROJECT PROPOSED RESIDENTIAL DEVELOPMENT LAND SOUTH WEST OF PENDOWER EAST TAPHOUSE CORNWALL	
ILLUSTRATIVE SITE PLAN	
DATE MAR'23	SCALE 1:200@A1
DRG No: 58-LPC-01	
THIS DRAWING IS COPYRIGHT © 2023 - THE LAND AND PLANNING CONSULTANCY LIMITED	

FOR DETAILS OF TREES AND ROOT PROTECTION AREAS SEE SPECIALIST TREE REPORTS FROM ASPECT TREE CONSULTANCY. THE TREE REPORTS INDICATE THAT A DEVELOPMENT LAYOUT ALONG THE LINES OF THE ILLUSTRATIVE PROPOSALS IS FEASIBLE



POSITION OF EXISTING VEHICULAR ACCESS TO PENDOWER ADJUSTED TO PROVIDE NEW ENTRANCE TO PRIVATE DRIVEWAY TO SERVE PROPOSED DEVELOPMENT - SEE SPECIALIST HIGHWAY ENGINEERS DRAWINGS FOR DETAILS OF VISIBILITY

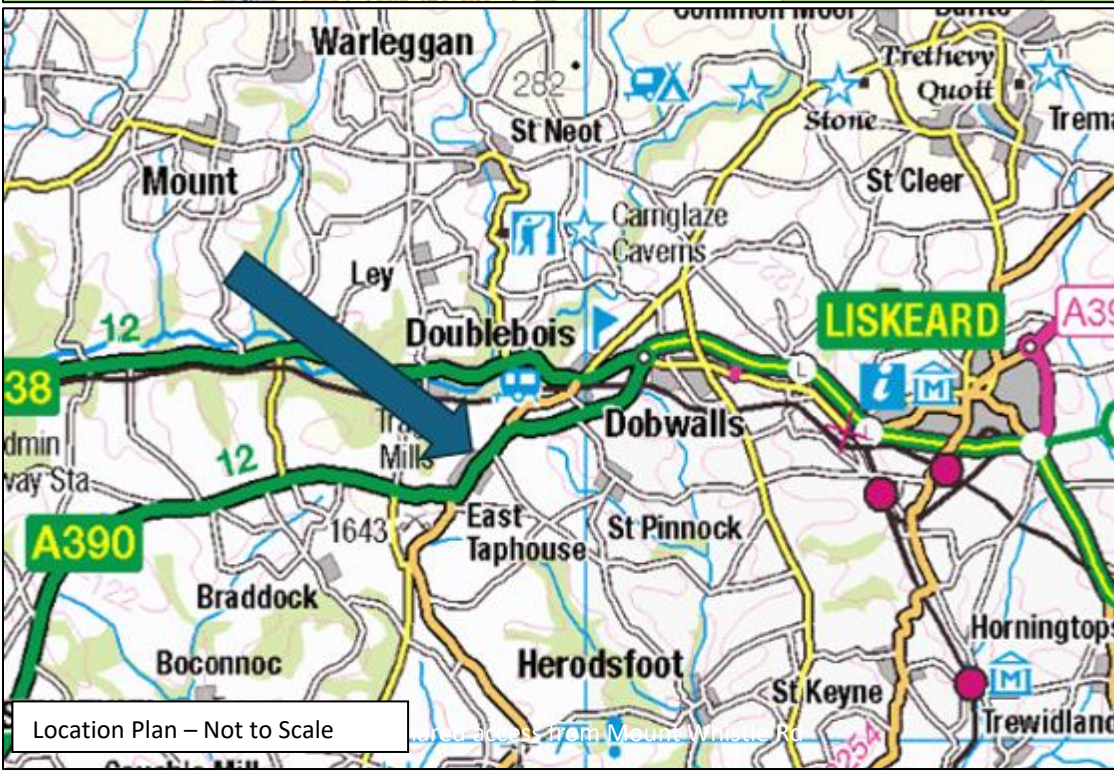
Not to Scale - Illustrative Site Plan submitted under Stage 1 PIP and will also be submitted under the Stage 2 PIP application



Location Plan – Not to Scale
 Red line denotes application site area for 5 dwellings



view across site to the east



Location Plan – Not to Scale



view to the west



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

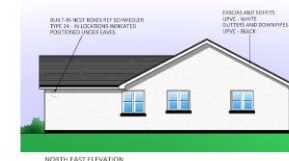
MATERIAL SPECIFICATION
 Roof: Natural Slate - Grey
 Walls: Smooth render painted white. Stone cladding in areas indicated on elevations. Portholes to be black render.
 Windows: White UPVC Double Glazed
 Front door & Garage door: Natural timber effect
 Facades and soffits: White UPVC
 Gutters and downpipes: Black UPVC



Scale Bar - Metres



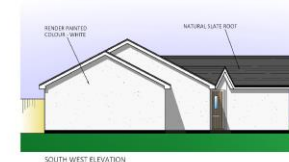
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

MATERIAL SPECIFICATION
 Roof: Natural Slate - Grey
 Walls: Smooth render painted white. Portholes to be black render.
 Windows: White UPVC Double Glazed
 Front door & Garage door: Natural timber effect
 Facades and soffits: White UPVC
 Gutters and downpipes: Black UPVC



Scale Bar - Metres



FLOOR PLAN

ROOM	DIMS (mm)	DIMS (ft & inch)
LIVING	5200 x 3375	17'0" x 11'0"
KITCHEN/BREAKFAST	4175 x 3750	13'8" x 12'3"
BED 1	4000 x 3450	13'1" x 11'3"
BED 2	3900 x 3400	12'7" x 11'0"
BED 3/STUDY	3800 x 3750	12'5" x 12'3"
BED 4	4000 x 3300	13'1" x 11'0"
GARAGE	4000 x 5100	13'1" x 16'7"

Plot 1 - Floor area of dwelling = 108.36m² (1145 sq ft)
 Plot 1 - Floor area of garage = 19.8m² (213 sq ft)
 Plot 1 - Total Floor area = 128.16m² (1358 sq ft)



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 Website: www.LPC-Devon.com

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 LAND SOUTH WEST OF PENDEOWER
 EAST TAPHOUSE, CORNWALL
 PLOT 1
 PROPOSED PLAN AND ELEVATIONS

DATE: SEPT'23 SCALE: 1:100@A2
 DRG No: 58-LPC-102



FLOOR PLAN

ROOM	DIMS (mm)	DIMS (ft & inch)
LIVING	5200 x 3375	17'0" x 11'0"
KITCHEN/BREAKFAST	4000 x 3500	13'1" x 11'6"
BED 1	3675 x 3150	12'0" x 10'4"
BED 2	4000 x 3450	13'1" x 11'4"
BED 3/STUDY	3800 x 3450	12'5" x 11'4"
GARAGE	4000 x 5100	13'1" x 16'7"

Plot 2 - Floor area of dwelling = 88.62m² (956 sq ft)
 Plot 2 - Floor area of garage = 19.8m² (213 sq ft)
 Plot 2 - Total Floor area = 108.42m² (1169 sq ft)



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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 LAND SOUTH WEST OF PENDEOWER
 EAST TAPHOUSE, CORNWALL
 PLOT 2
 PROPOSED PLAN AND ELEVATIONS

DATE: SEPT'23 SCALE: 1:100@A2
 DRG No: 58-LPC-102

Proposed Plans and Elevations Plots 1-4
 to be submitted under Stage 2 PIP – Not to Scale



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

MATERIAL SPECIFICATION
 Roof: Natural Slate - Grey
 Walls: Smooth render painted white. Stone cladding in areas indicated on elevations. Portholes to be black render.
 Windows: White UPVC Double Glazed
 Front door & Garage door: Natural timber effect
 Facades and soffits: White UPVC
 Gutters and downpipes: Black UPVC



Scale Bar - Metres



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

MATERIAL SPECIFICATION
 Roof: Natural Slate - Grey
 Walls: Smooth render painted white. Portholes to be black render.
 Windows: White UPVC Double Glazed
 Front door & Garage door: Natural timber effect
 Facades and soffits: White UPVC
 Gutters and downpipes: Black UPVC



Scale Bar - Metres



FLOOR PLAN

ROOM	DIMS (mm)	DIMS (ft & inch)
LIVING	5200 x 3375	17'0" x 11'0"
KITCHEN/BREAKFAST	4000 x 3500	13'1" x 11'6"
BED 1	3675 x 3150	12'0" x 10'4"
BED 2	4000 x 3450	13'1" x 11'4"
BED 3/STUDY	3800 x 3450	12'5" x 11'4"
GARAGE	4000 x 5100	13'1" x 16'7"

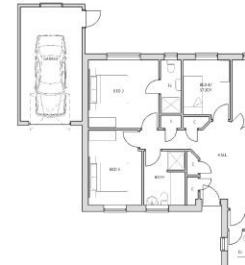
Plot 3 - Floor area of dwelling = 88.62m² (956 sq ft)
 Plot 3 - Floor area of garage = 19.8m² (213 sq ft)
 Plot 3 - Total Floor area = 108.42m² (1169 sq ft)



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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 LAND SOUTH WEST OF PENDEOWER
 EAST TAPHOUSE, CORNWALL
 PLOT 3
 PROPOSED PLAN AND ELEVATIONS

DATE: SEPT'23 SCALE: 1:100@A2
 DRG No: 58-LPC-103



FLOOR PLAN

ROOM	DIMS (mm)	DIMS (ft & inch)
LIVING	5200 x 3375	17'0" x 11'0"
KITCHEN/BREAKFAST	3400 x 3000	11'1" x 9'8"
BED 1	4000 x 3500	13'1" x 11'6"
BED 2	3750 x 3500	12'3" x 11'6"
BED 3	3800 x 2800	12'5" x 9'2"
BED 4/STUDY	3800 x 2800	12'5" x 9'2"
GARAGE	4000 x 5100	13'1" x 16'7"

Plot 4 - Floor area of dwelling = 126.5m² (1362 sq ft)
 Plot 4 - Floor area of garage = 19.8m² (213 sq ft)
 Plot 4 - Total Floor area = 146.3m² (1575 sq ft)



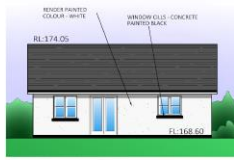
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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 LAND SOUTH WEST OF PENDEOWER
 EAST TAPHOUSE, CORNWALL
 PLOT 4
 PROPOSED PLAN AND ELEVATIONS

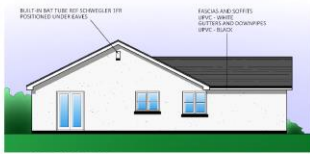
DATE: SEPT'23 SCALE: 1:100@A2
 DRG No: 58-LPC-104



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



PROPOSED DEVELOPMENT: LAND SOUTH WEST OF PENDOWER, PLOT 5

ROOM	DIMS (mm)	DIMS (ft & inch)
LIVING	4700 x 5200	15' 5" x 17' 0"
KITCHEN/DINING AREA	4600 x 5100	15' 0" x 16' 9"
BED 1	3600 x 5100	11' 8" x 16' 9"
BED 2	4600 x 3600	15' 0" x 11' 8"
BED 3 (OFF)	3600 x 2400	11' 8" x 7' 9"
BATHROOM	2500 x 2100	8' 2" x 6' 10"

Plot 5 - Floor area of dwelling = 88.82m² (956 sq ft)

MATERIAL SPECIFICATION

Roof: Natural Slate - Grey
 Walls: Smooth render painted white
 Porch to be black render.
 Windows: White UPVC Double Glazed
 Windowsills: UPVC with painted black
 Front door & Garage door: Natural timber effect
 Facias and soffits: White UPVC
 Gutters and downpipes: Black UPVC



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PROPOSED RESIDENTIAL DEVELOPMENT
 LAND SOUTH WEST OF PENDOWER
 EAST TAPHOUSE, CORNWALL
 PLOT 5
 PROPOSED PLAN AND ELEVATIONS
 DATE: SEPT'23 SCALE: 1:100@A2
 DRG No: 58-LPC-105
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view of proposed access

Proposed Plans and Elevations Plot 5
 to be submitted under Stage 2 PIP – Not to Scale



view across site looking west



view across site looking north



view to the north