

SINGLE BUILDING PLOT FOR DETACHED HOUSE, BODIEVE, WADEBRIDGE



- Detailed planning permission (Ref. PA21/11540)
- Proposed large 5 bedroom detached house (c. 288sqm)
- Guide Price £250,000

Photo showing the site and adjacent, recently constructed dwelling

THE PLOT – PL27 6EG

This building plot, which extends to c. 0.15 acres, offers detailed planning approval for a substantial new detached house, with a floor area of c. 288sqm (3100sqft). The approved design has accommodation extending over 3 floors, taking advantage of the sloping site and is of a design to be sympathetic to the similar scale large modern properties which have recently been built adjacent.

The approved house has an entrance hall, utility/boot room, W.C., bedroom, lounge and large open plan kitchen dining area proposed on the ground floor along with a full width balcony accessed from the kitchen/dining area and lounge. On the lower ground floor, a snug and two double bedrooms (one en-suite) and a further bathroom are proposed. On the first floor, two bedrooms (both en-suite) are planned. Externally, the new property will have off road parking/turning space to the front, with a garden/amenity space to the rear.

Interested parties should note that work has taken place on site by means of the required piles for the proposed design being installed. Please contact the Agents for further information in this regard.

WADEBRIDGE

Wadebridge is one of North Cornwall's main market towns and offers shoppers a range of both national retailers and an eclectic mix of local independent shops, cafés, pubs and restaurants plus a Tesco at the top of West Hill. There is also a primary and secondary school and modern sports centre. The town is a gateway to the beautiful scenery and stunning beaches of Rock and Polzeath and is home to the famous Camel Trail, a walk and cycle path that runs from Bodmin to Padstow. The Trail is renowned for providing a delightful, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.

PLANNING & CIL

Planning application ref. PA21/11540 was approved by Cornwall Council on the 24th February 2022 for a "Proposed new residential dwelling on land north-west of

Tregarthen, Bodieve, Wadebridge". The application is liable for CIL (Community Infrastructure Levy) in the total sum of c. £30.067.92.

Copies of the planning approval and associated documents are available as part of a planning/technical pack which can be provided electronically upon request.

METHOD OF SALE

Offers are invited for this freehold plot with a Guide Price of £250,000.

VIEWING

Please contact the vendors sole agents KLP (01392 879300) to arrange to view the plot.

SERVICES

KLP are advised by the vendors that utility services are currently in place on the site ready for connection to the new proposed dwelling. Interested parties are however advised to contact the relevant utility companies to confirm connection points and suitable capacity prior to making any offer.

AGENTS NOTES

Interested parties should note that the Agents are advised that alternative plans have been drawn for a more contemporary detached 4 bedroom dwelling (c. 250sqm inc garage), taking the form of a four bedroom house and utilising the same installed piles. These plans have not as yet been approved by the Local Planning Authority. Please contact the Agents to discuss further.

CONTACT

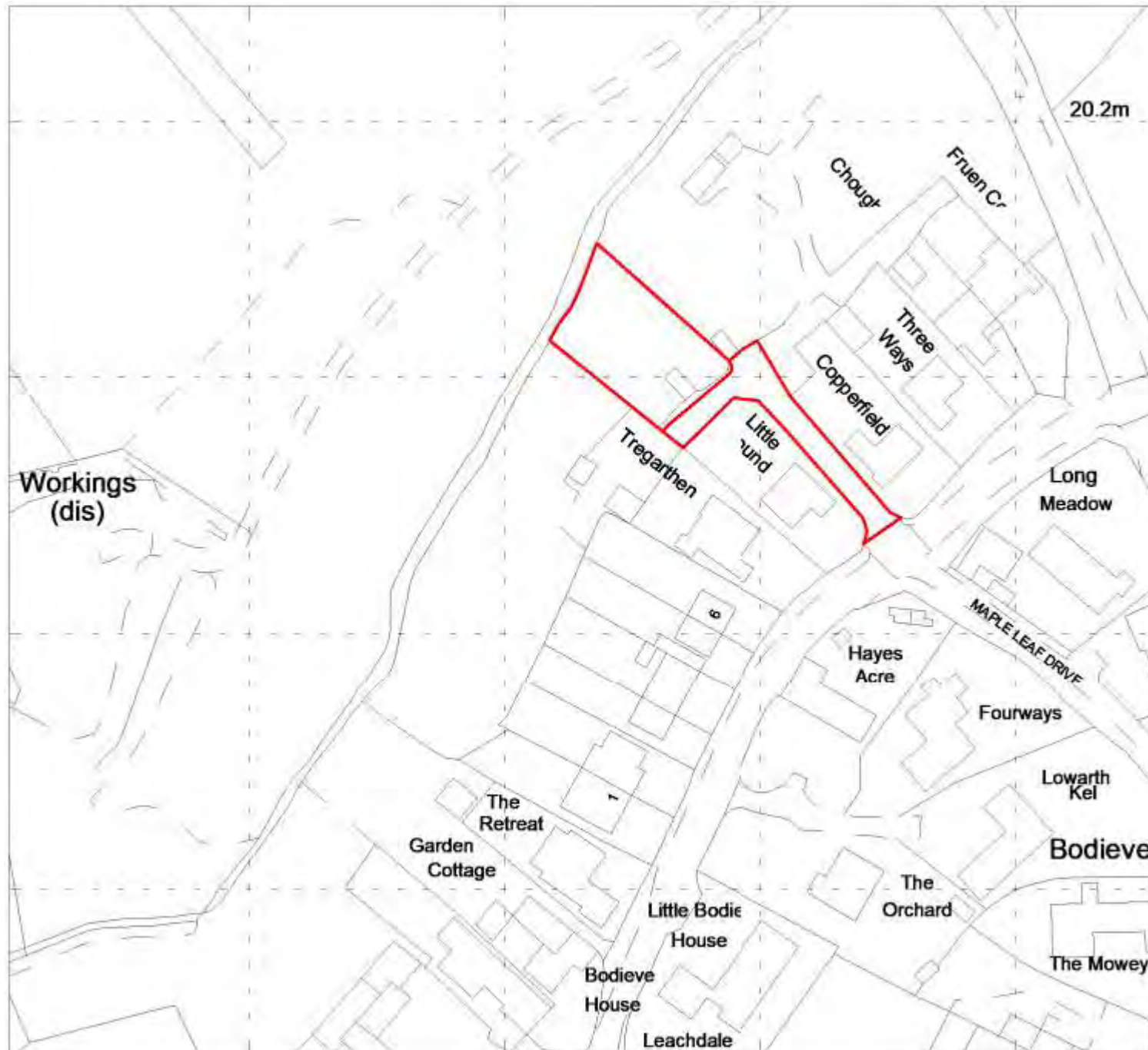


Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300

Ref: 967/AM

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Site Location Plan – not to scale



Site Layout Plan – not to scale



CGI's showing the approved property design



Proposed plans – not to scale



South East Elevation
1: 100

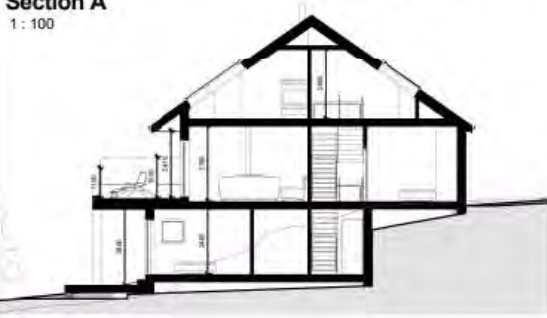
North East Elevation
1: 100

North West Elevation
1: 100

South West Elevation
1: 100



Section A
1: 100



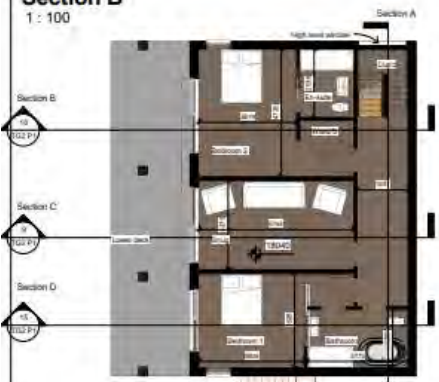
Section B
1: 100



Section C
1: 100



Section D
1: 100



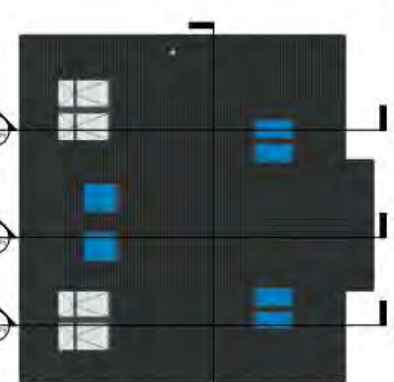
Lower Ground Floor
1: 100



Ground Floor Plan
1: 100



First Floor
1: 100



Roof Plan
1: 100

Alternative Design – currently not approved - not to scale

South East Elevation
1 : 100

North East Elevation
1 : 100

North West Elevation
1 : 100

South West Elevation
1 : 100

Section A
1 : 100

View from South_2
1 : 1

View from East_2
1 : 1

View from North_2
1 : 1

View from West_2
1 : 1

Scale Bar 1:100
0 1 2 3 4 5 10 15 20

Section B
1 : 100

Section C
1 : 100

Section D
1 : 100

Lower Ground Floor
1 : 100

Ground Floor Plan
1 : 100

First Floor
1 : 100

Roof Plan
1 : 100

Detailed description: This architectural drawing set presents an alternative design for a residential building. It includes four exterior elevations (South East, North East, North West, and South West) showing a modern facade with a mix of materials like stone, wood, and dark panels. Section A is a vertical cut through the house, showing a two-story structure with a cantilevered upper level. Four perspective views (South, East, North, West) provide a 3D sense of the building's form. The floor plans show a Lower Ground Floor with a garage and utility areas, a Ground Floor with a living and dining area, and a First Floor with two bedrooms and a void. The Roof Plan shows a flat roof with a central structure. A scale bar indicates 1:100 for the elevations and sections, and 1:1 for the perspective views.



Photos (from top right clockwise) showing: View over the plot facing north west, View of installed pile, View of the plot and adjacent dwellings taken from access lane, View of the plot facing south east.