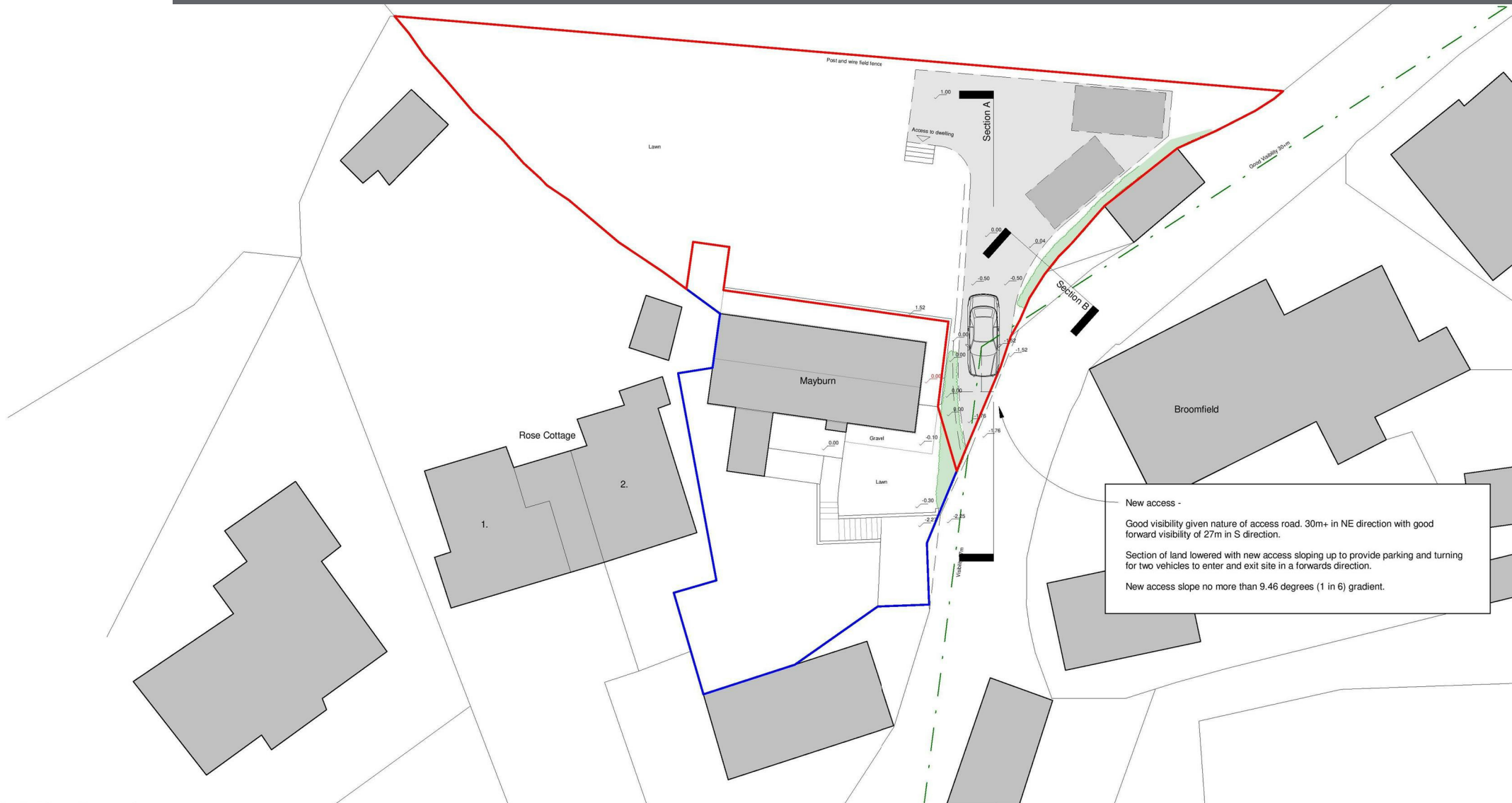
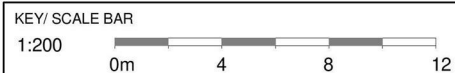




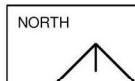
**Site sketch as Proposed**

1 : 200 at A3

Fixed Datum - Conc. Path adj. to Mayburn  
(Highlighted in red)



| No. | Description         | Date       |
|-----|---------------------|------------|
| A   | Boundary Adj.       | 27/03/2024 |
| B   | Section lines added | 05/05/2024 |
| C   | Minor Adj.          | 18/06/2024 |



|              |                                     |
|--------------|-------------------------------------|
| PROJECT      | Outline Application access sketches |
| SITE ADDRESS | Mayburn, Trevelmond                 |

|                |               |
|----------------|---------------|
| CLIENT         | Mr J Gardener |
| Date           | Issue Date    |
| Project number | 047           |
| Scale (@ A3)   | 1 : 200 at A3 |



An individual building plot with outline planning permission for the construction of a dwelling. The plot is conveniently and quietly positioned on the edge of this charming village and backs onto open fields.

LISKEARD 5 MILES, LOOE AND THE COAST 9 MILES, PLYMOUTH 23 MILES, TRURO 34 MILES, EXETER 63 MILES

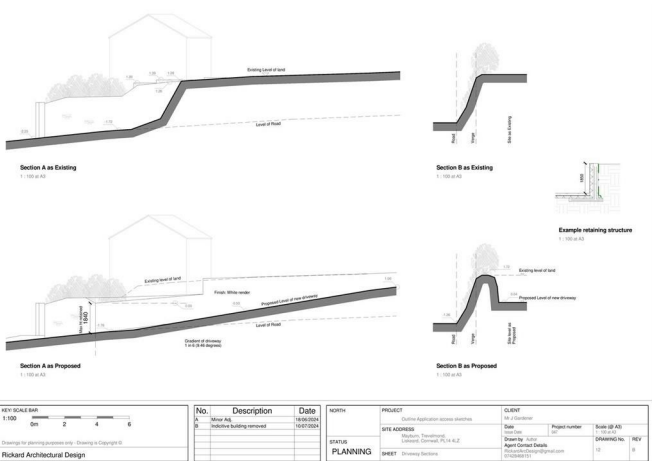
LOCATION

The plot is quietly positioned in an accessible rural location on the edge of the tiny village of Trevelmond and adjacent to the unspoilt rural landscape of the West Looe River Valley. The village of East Taphouse (1.5 miles) has a petrol filling station with small shop and post office, community hall and primary school (rated "good" by Ofsted), similarly the village of Dobwalls (2 miles) offers a village shop/post office, public house and primary school.

The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas of the coast in the ownership of The National Trust. Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. Looe has a branchline railway providing a useful commuting link via mainline trains at Liskeard (Plymouth to London Paddington 3 hours). The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including St Mellion. Plymouth offers access to cross channel ferry services and there is an international airport at Newquay (25 miles).

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Cotehele and Lanhydrock.

The West Looe River Valley lies within a short walk and is renowned for its quiet lanes, footpaths and bridleways all providing unbridled opportunities for equestrians, nature lovers and outdoor enthusiasts.



#### DESCRIPTION & PLANNING

The property comprises an individual garden plot with outline planning permission for construction of a dwelling and formation of vehicular/pedestrian access. The permission was granted on the 13th August 2024 under application number PA24/02620. Copies of the planning documents are available by email from Scott Parry Associates or by visiting the Cornwall Council Online Planning Portal and quoting the above application number.

#### SERVICES

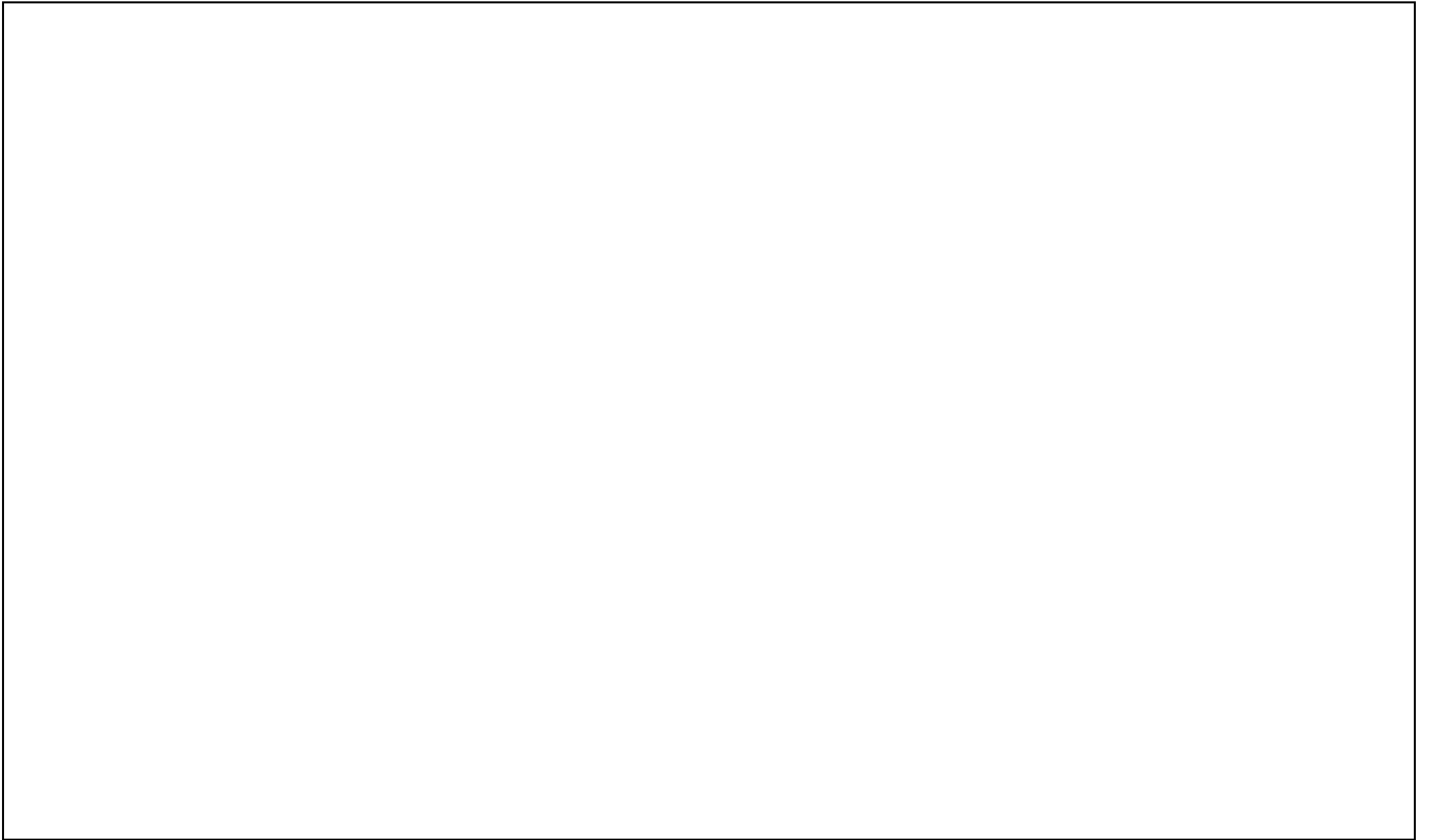
We understand that mains water, electricity and drainage are available closeby. Please note no enquiries have been made in this regard and any prospective purchaser is advised to make their own enquiries prior to committing to purchase. Broadband - Superfast available. Mobile coverage - Indoor - limited, Outdoor - likely.

#### DIRECTIONS

Using Sat Nav - Postcode PL14 6DP.







These particulars should not be relied upon.