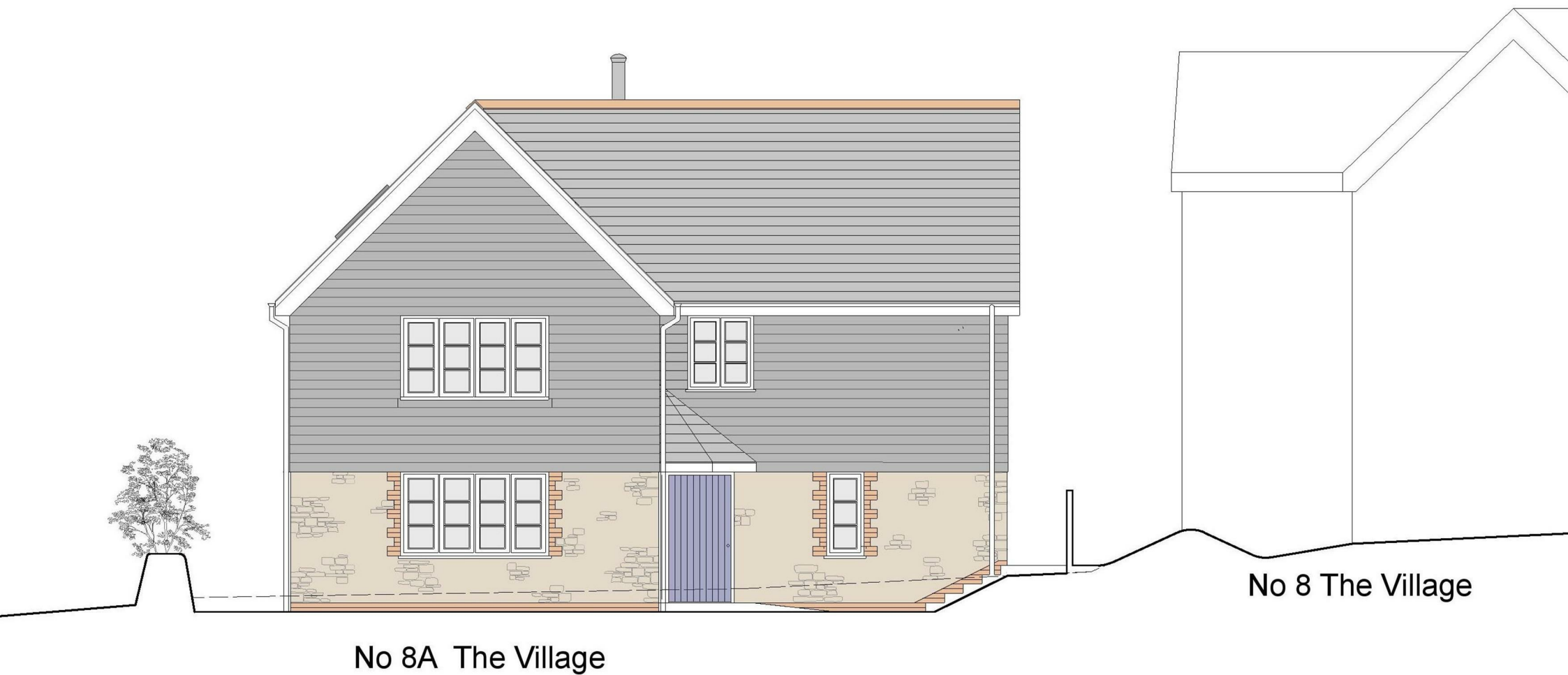






EXCITING DEVELOPMENT OPPORTUNITY - PROPOSED NEW BUILD - About 1679 sq ft, Open Plan Living Room/Kitchen, 4 Bedrooms (All Ensuite). Generous Garden Space and Parking.

LOOE 4 MILES, PLYMOUTH 22 MILES, FOWEY 12 MILES, NEWQUAY INTERNATIONAL AIRPORT 28 MILES

LOCATION

The plot is centrally positioned within the popular rural village of Duloe which lies in an Area of Great Landscape Value. The village has a community shop, award winning local inn, primary school (rated good by Ofsted) and place of worship. A regular bus service provides convenient connections with Liskeard, Looe and Polperro.

Parts of the village are mentioned in The Domesday Book (1086) and Duloe has it's own ancient stone circle.

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.

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.



DESCRIPTION

The plot has the benefit of detailed planning permission for the construction of a fabulous 4 bedroom new home. The new build is designed to reflect the architecture of the neighbouring terrace and will sit well within the large gardens. This is a unique proposition in a coveted village location and well suited to developers and self builders.

The proposed property is demonstrated by reference to the floorplan and will comprise as follows -

PROPOSED NEW BUILD - Planning Permission was granted on 5th August 2024 under application number PA24/02161 with copies of the plans and planning permission available by email from Scott Parry Associates or by visiting the Cornwall Council Online Planning Portal and quoting the above reference number.

The proposed plans are attached to these particulars and demonstrate a new home of about 1679 sq ft (156 sq m) with a Community Infrastructure Liability of £18,570.75. The proposed accommodation is as follows - GROUND FLOOR - Canopy Porch - Reception Hall - Open Plan Living Room/Kitchen - Cloakroom/WC - Bedroom 4 (double) with Ensuite Shower Room - FIRST FLOOR - 3 Double Bedrooms each with Ensuite Shower/WC.

OUTSIDE

There is ample space for the provision of garden and parking.

There is a right of way with or without vehicles over the splay in front of the 5 bar gate into the plot, in favour of Nos, 8,9 10 and 11 The Village.

EPC - EXEMPT

SERVICES - Mains water, electricity and drainage believed to be available closeby. Broadband - Superfast available. Mobile Coverage - Likely.

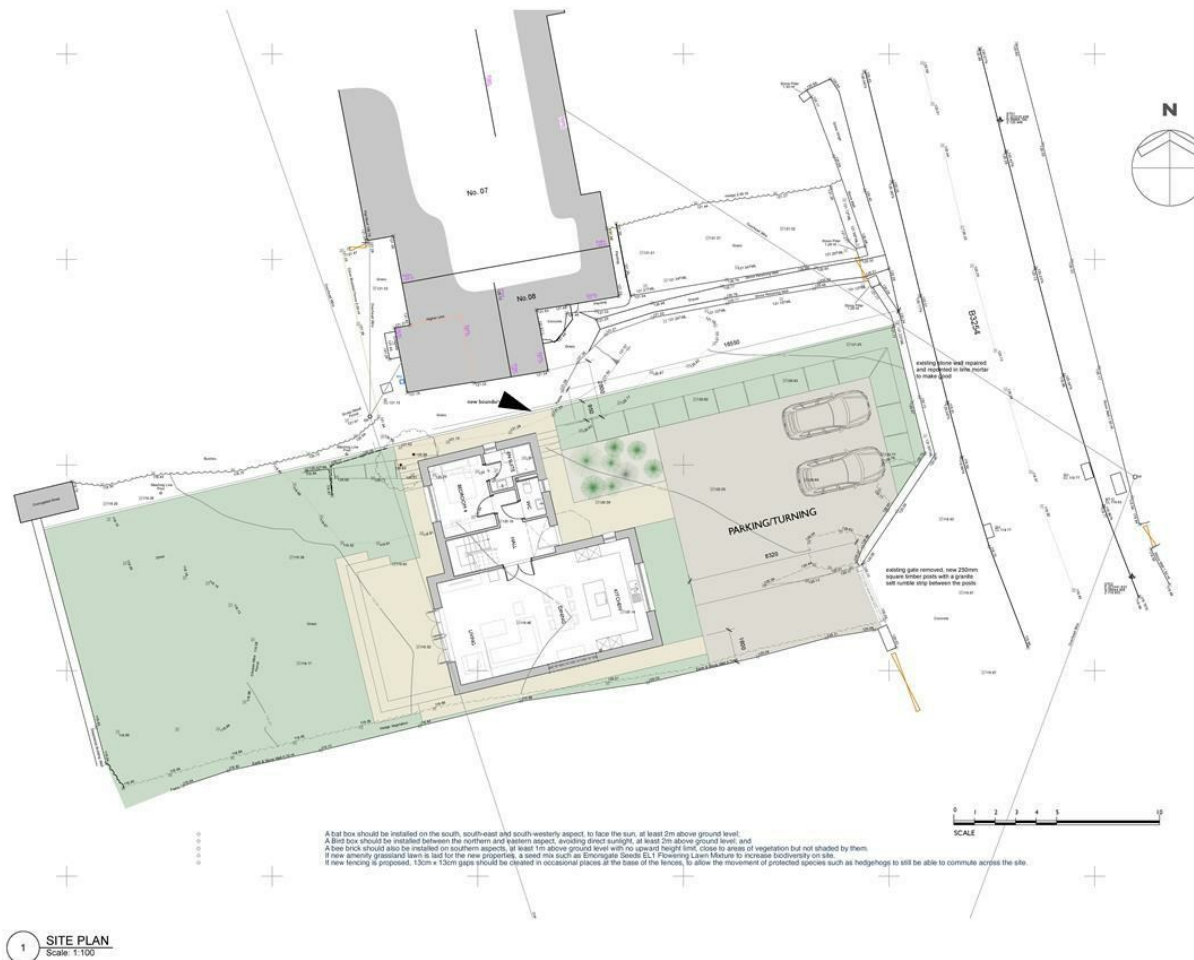
COVENANTS

There are Duchy of Cornwall covenants on the plot.

- 1) The construction of a dwelling on the plot must be in accordance with planning permission PA24/02161. Any variation to this will require the prior consent in writing of the Duchy of Cornwall paying where relevant the Duchy's professional fees.
- 2) No additional buildings to be erected without the prior written consent of the Land Steward, however, a greenhouse and/or garden shed is permitted.
- 3) Not to make any alterations to the external appearance or any existing or future building without the previous consent in writing of the Land Steward and the payment by the purchaser of reasonable fees and expenses in connection with consent.
- 4) Not to use the property for any trade or business purposes or professional purpose or otherwise than as a single private residence and gardens only in the occupation of one family.
- 5) Not to obstruct or block (or permit the same to occur) the pedestrian right of way in favour of the adjacent property.
- 6) Not to obstruct or block (or permit the same to occur) the right of way with or without vehicles in favour of No's 8,9,10 and 11 The Village.
- 7) No caravans, camping or storage of scrap vehicles, materials or boats.
- 8) Boundary maintenance responsibilities shown by T marks, the purchasers are to keep the boundaries with an inward T mark in good condition.

DIRECTIONS

Using Sat Nav - Postcode PL14 4SX



These particulars should not be relied upon.