



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9990

Offers in excess of £400,000

Development Site, Lawhyre Farmhouse,
Polvillion Road, Fowey, Cornwall, PL23 1HG

FREEHOLD



A prime development site on the outskirts of the highly sought after Port and town of Fowey, where planning permission has been granted in principle for the construction of up to 3 dwellings in a meadow on the outskirts of Lawhyre Farmhouse and barns.



SUMMARY OF DEVELOPMENT

Under application number PA24/01635 planning permission in principle has been granted for a residential development of up to 3 dwellings (minimum of 1, maximum of 3) on a meadow to the south of Lawhyre Farmhouse in Polvillion Road in Fowey.

The site extends to a little over .6 of an acre of gently sloping meadow backing onto open fields and approached over a private, well gravelled road serving Lawhyre Farmhouse and the adjacent barns which are in private ownership for holiday letting/holiday homes.

It should be noted however that the proposed development set out in this application would be subject to a principal occupancy restriction on any technical details approval. The development would also be liable for a Community Infrastructure Levy (CIL), the amount of such liability being calculated when the technical details application is determined.

LOCATION

Fowey has long been regarded as one of the jewels in Cornwall's crown being an extremely sought after location with one of the deepest natural harbours in the world that hosts commercial and private shipping, pleasure craft and has a rich sailing heritage serviced by two yacht clubs. A cluster of period stone buildings surround its waterfront centred around the deep harbour and the port is a constant bustle of boating activity visited by over 7,000 craft during the summer season and having a sizeable boating community of its own of around 1,500 craft. The moorings and pontoons in the harbour are governed by the harbourmasters office and requests should be made in this direction for adding ones name to the waiting list.



Fowey has an excellent mix of local trading shops providing adequately for day to day facilities together with inns, restaurants, cafes, primary and secondary schools and churches. The riverfront provides access for boating enthusiasts to miles of river and creeks from the Fowey River and its tributaries with access to the open sea from the river mouth where the yacht clubs hold races during the summer months.

On the opposite side of the harbour is the picturesque village of Polruan which is also worth a visit with its narrow streets of traditional stone cottages and houses. The South West Coast Path provides access via the passenger ferry to both Fowey and Polruan, with some wonderful walks to be enjoyed along the coastline taking in superb cliff top scenery, quiet secluded bays and coves to the south including Polkerris with its seafood restaurant, pub and harbour and then further down the Gribben Headland lies Par Sands. To the north, one

can walk along the coast as far as the picturesque fishing village of Looe and beyond. Close to the site is a footpath that runs down through countryside to Readymoney Beach.

Fowey has a bus link to the local towns and villages including Par which has a mainline station connecting to London Paddington with approximate travel time of 4½ hours. From Par there is easy access out onto the A390/A38 which proceeds all the way northwards to the Devon border and the city of Plymouth. Across county there is easy access to the A30 (Cornwall's main arterial road) which provides a dual carriageway link all the way northwards to Exeter where it joins the national motorway network. There are lovely beaches all around St Austell Bay which can be enjoyed plus local beaches to Fowey with the more rugged Atlantic coast to the north and west being a short drive away, where golden sandy beaches meet the Atlantic swells and excellent bathing and surfing can be had. Other local attractions include the Lost Gardens of Heligan, the Eden Project and an 18-hole coastal golf course at Carlyon Bay.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL23 1HG.

SERVICES We understand from our client that in terms of services, a main sewer runs through the site which should be connectable to, the nearest water main is in Polvillion Road

at the entrance to the site and is envisaged that a separate mains water supply could be brought in to the site along the existing communal entrance driveway and the overhead electricity is also near the entrance to the site. The water supply as it comes in from Polvillion Road will need to run over the communal driveway which is under the ownership of Lawhyre Property Management Company Limited. There is a restrictive covenant which only allows that road to be dug up between the months of October and March. Please see attached services site plan.

COUNCIL TAX BAND TBA (see www.mycounciltax.org.uk).

DIRECTIONS From Par, follow the A3082 to Fowey and having passed Four Turnings Garage on the left, at the next roundabout turn right, follow this road (B3415) down to the next roundabout at which turn left and after a short distance turn into an entrance on the right marked Lawhyre Holiday Cottages. Follow the drive round a left hand bend to a parking area on the right. The entrance gate is on the right directly after the parking area.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

For reference only, not to form any part of a sales contract.





