



Building Plot for 2 Houses , Navarino, Petherwin Gate,  
Launceston, Cornwall PL15 8LW

An exciting opportunity to purchase a site with outline permission for two dwellings in a popular semi rural position.

Launceston 6 miles - Bude 15 miles - Exeter 47 miles

- Planning Reference: PA22/03193
- Site with outline consent for two dwellings
- Located a short distance from a popular village
- Excellent development opportunity
- Approximately 0.85 acres in all

Guide Price £250,000

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## SITUATION

Situated near the popular rural village of North Petherwin and only 6 miles from the town of Launceston which has a comprehensive range of shopping, educational, social and commercial facilities together with access to the A30.

The coastal resort of Bude is 14 miles north with sandy beaches and cliff walks. Exeter is 47 miles away with access to the M5, mainline railway station serving London Paddington and an international airport.

## DESCRIPTION

A rare opportunity to purchase an enclosed site extending to approximately 0.85 acres.

The site has outline planning permission with all matters reserved for up to two new dwellings and associated works.

The plans show the site with shared access to two detached dwellings with off road parking and front and rear gardens.

The area north of the site, marked with a blue outline on the site Location Plan has been designated as an area of bio-diversity net gain.

## SERVICES

We are not aware of any services being currently connected. Please note the agents have not inspected or tested these services and purchasers must satisfy themselves as to the cost of connection and availability of any services.

## PLANS

Note that the Location Plan and Site Plan have been prepared by Debbie Newcombe Planning Services.

## VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

## DIRECTIONS

From Launceston take the B3254 north towards Bude. Approx. 1.2 miles after passing through Ladycross, turn left signposted North Petherwin and Tamar Otter Park. Follow this road for just over a mile and the property can be found on the right-hand side.

We would recommend using [what3words.com](https://www.what3words.com) to find the site as this will take you to the exact position.

## [what3words.com](https://www.what3words.com)

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