



Land , on the Edge of, Launceston, Cornwall PL15 9LB

18.5 acre Prime Development/Investment Land Opportunity, Close to Town Centre, Between Surrounding Housing Areas

Town Centre 0.3 of a mile - A30 1 mile - N Cornish Coast 16 miles

- 18.57 acres of pasture available in 2 Lots
- Lot 1 - 18.07 ac with long-term potential
- Lot 2 - 0.50 ac with more imminent development potential (STP)
- Lot 1: Guide: £315,000
- Lot 2: Guide: £170,000
- Available Freehold

Prices From £170,000

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SITUATION

The land is situated right on the eastern edge of the popular former market town of Launceston, accessed by the A388 and the Tavistock Road. The town centre is 0.3 miles to the west and access onto the A30 is 1 mile to the south. The land sits in an elevated position with wonderful far reaching views towards Dartmoor.

The A30 links Launceston with the cathedral cities of Exeter and Truro. Launceston's good road links provide convenient access to both the north and south coasts, together with Dartmoor National Park and the many other attractions Cornwall has to offer.

Launceston offers a wide range of shops, including supermarkets, M & S Food Hall, Doctors, Dentists, cafes, and schools, including the popular private school, St Josephs. There are also two 18-hole golf courses as well as sports and social clubs, not to mention the historic Launceston Castle.

DESCRIPTION

Approximately 18.57 acres of valuable grazing land with investment / development potential (STP,) situated on the edge of Launceston, close to the town centre. It has stunning far reaching rural views towards Dartmoor. The land has

recently been put forward within Cornwall Council's Strategic Housing Land Availability Assessment.

Lot 1 - 18.07 acres of undulating pasture with 3 accesses off A388 / Tavistock Road, comprised within 7 fields Auction Guide: £315,000.

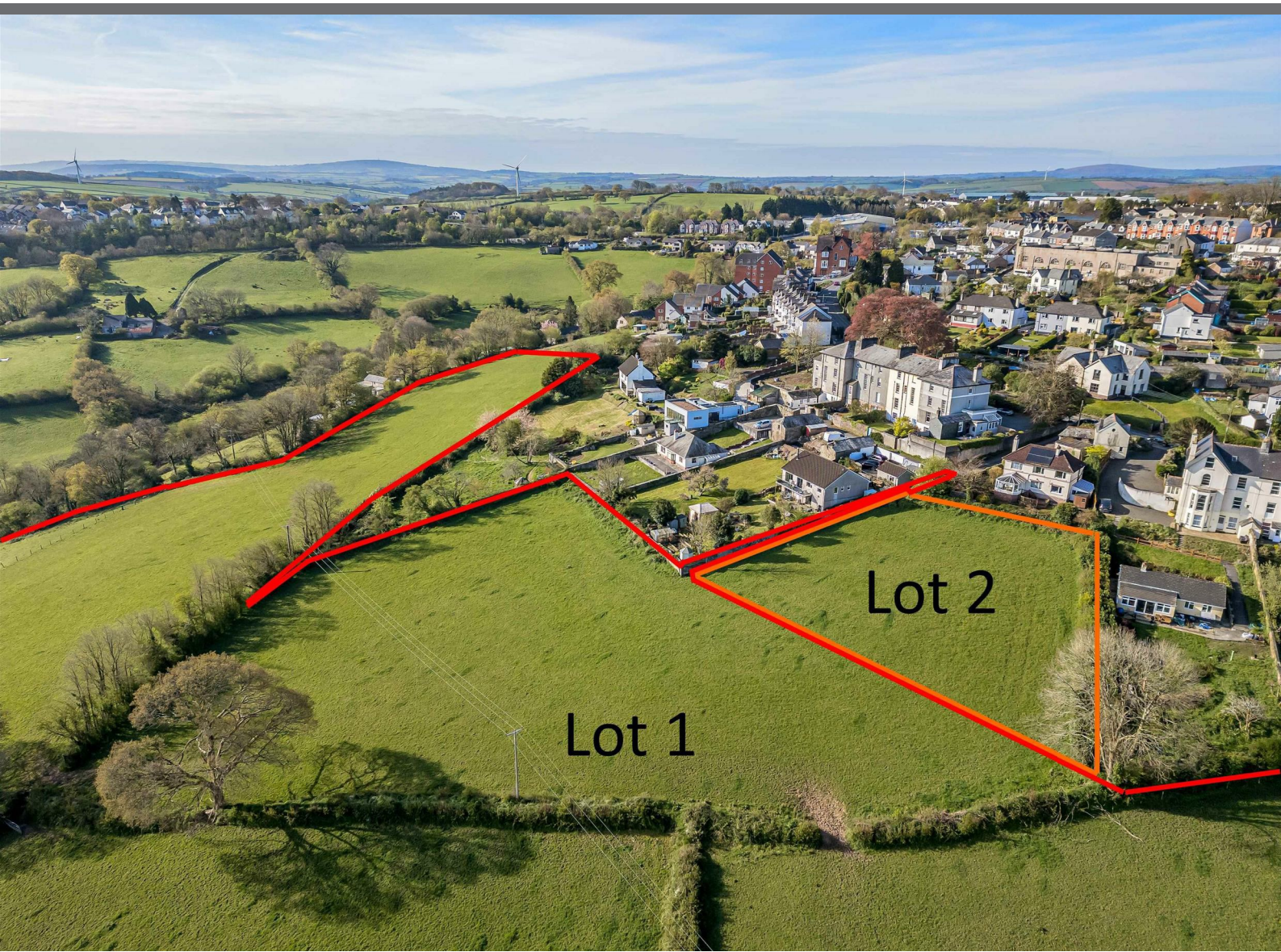
Lot 2 - 0.50 acres of pasture, with investment/development potential for 1/2 dwellings with houses on 3 sides and accessed from a private driveway off the Tavistock Rd, Auction Guide: £170,000.

SERVICES

Main water, gas, drainage and electricity are not currently connected but all appear to be available close by for connection. Purchasers to satisfy themselves on this. Rights shall be reserved to bring in services over or under lot 1 for the benefit of lot 2. Mobile coverage Outdoors: "Likely for:" EE, Three, O2 and Vodafone (Ofcom - 09/04/2024).

OVERAGE PROVISION

An Overage provision will be included within the contract, requiring the Purchasers and their successors in title to pay the Vendor 30% of any uplift in value, triggered on the granting of planning permission (or equivalent) for any residential or commercial development within 30 years from completion. For



the avoidance of doubt, planning for agricultural or equestrian buildings/use will not trigger the overage.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way. Lot 2 has access over a very small part of Lot 1, (hatched brown and outlined in red. on the plan) Both lots have access over the neighbour's hatched driveway off Tavistock Rd.

LOCAL AUTHORITY

Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, www.cornwall.gov.uk.

TENURE & COMPLETION

The property is sold freehold, yet subject to a Farm Business Tenancy. A Notice to Quit has been served on the Tenant to terminate the tenancy on the 1st May 2025. Completion is due 6 weeks after the auction.

FENCING

Within 6 months of completion:

The purchaser of lot 2 will be responsible for the erection and

maintenance of a stockproof dividing fence on its NE boundary, between lots 1 and 2. Lot 2 can also erect a fence along its SE boundary between lots 1 and 2. Further details can be found within the legal pack.

VIEWING

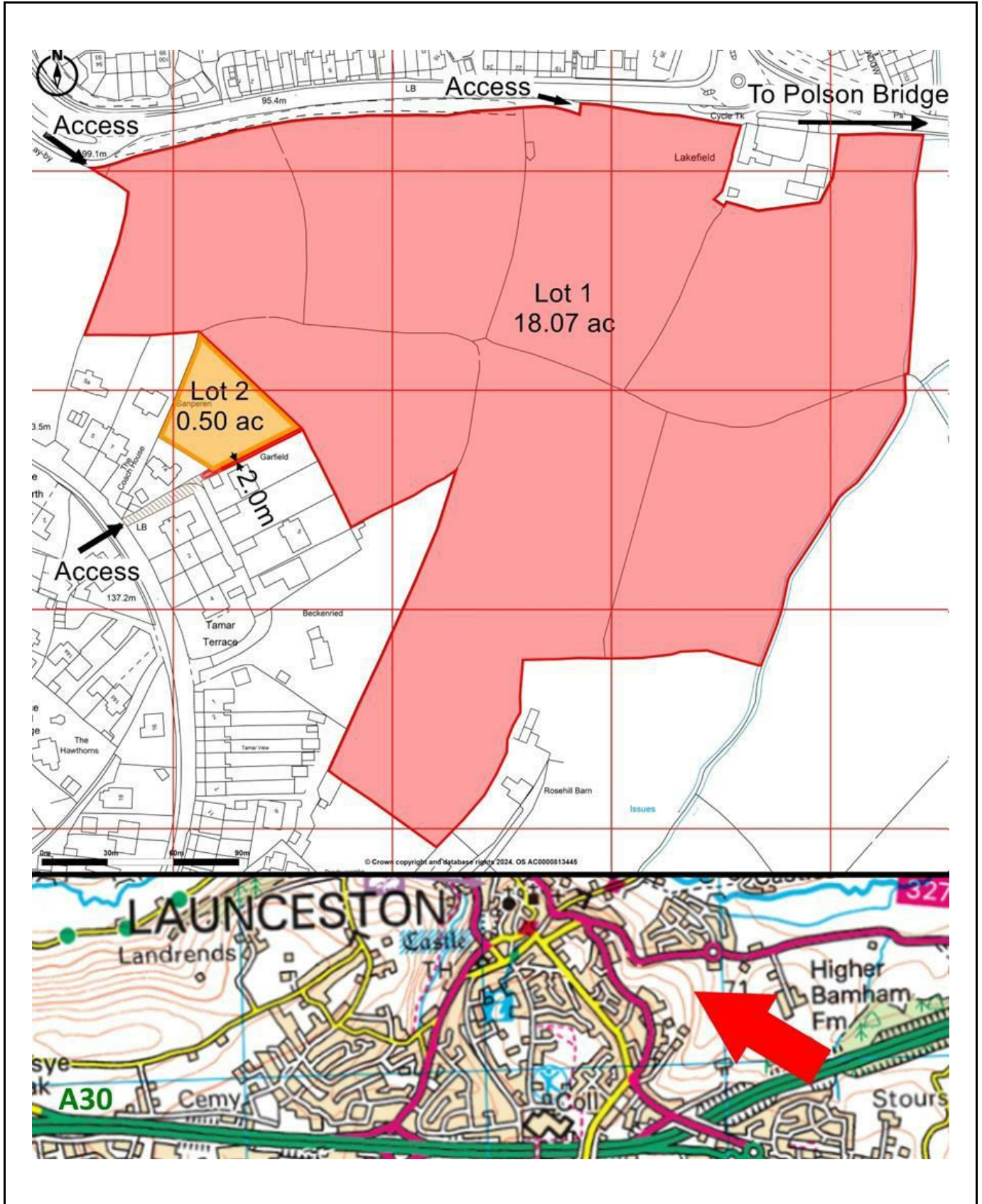
Strictly by prior appointment with the vendor's appointed agents, Stags Launceston Office on 01566 774999.

DIRECTIONS

What3Words Lot 1: ///junior.untrained.chicken Lot 2: ///veal.wreck.award

From the A30 heading east, turn left at the end of the slip-road and follow the A388 into Launceston. Turn right at the Tesco double roundabout and continue on the A388 (Tavistock Rd.). For Lot 2, after a quarter mile, take the 4th driveway on the right which leads to Lot 2 via an overgrown gate, on the left, just before a corner. For lot 1, continue on the A388 and around the sharp right corner and down the hill until you come to a layby on the right. The gate at the end of the layby leads into Lot 1. For Sale boards have been erected near both these entrances.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.