



Cartland House - DUPLICATE Tresmeer, Launceston, Cornwall PL15 8QT

An exciting opportunity to purchase a site with permission for one dwelling in a popular rural village

Egloskerry 3 miles – Launceston 7.8 miles – Crackington Haven 9.8 miles

- Permission for Detached Dwelling
- Planning Reference 2008/01724
- Excellent Development Opportunity
- Ground Work Partially Completed
- Garden and Parking
- Village Location
- Freehold
- Council Tax Band: TBC

Guide Price £150,000

01566 774999 | launceston@stags.co.uk

SITUATION

Located in a rural position in the village of Tresmeer and only 3 miles from the village of Egloskerry with its local primary school. The former market town of Launceston is just over 7 miles from the property and offers; a 24-hour supermarket, Marks & Spencer Food Hall, fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. At Launceston there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, main line railway station serving London Paddington and an international airport. The coastal resort of Bude is just under 15 miles to the north with extensive sandy beaches and cliff walks.

DESCRIPTION

A rare opportunity to purchase an enclosed site with the ground work partially completed by the current owners.

The site has planning permission (reference: 2008/01724 with Cornwall Council) for a detached 4 bedroom dwelling which would offer a garden and parking.

This is an excellent opportunity for those looking to build their own family home in a delightful rural village location.

SERVICES

Mains electricity and water. Private drainage via a septic tank installed in 2008. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability. Please note the agents have not inspected or tested these services.

PLANS

The plans being used for marketing the site are for identification purposes only and should not be relied upon.

VIEWINGS

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

DIRECTIONS

From Launceston take the B3254 north towards Bude, and at the top of St. Stephens Hill, turn left signposted Egloskerry. Proceed through the village of Egloskerry and continue for approximately 2.5 miles, as you reach the village of Tresmeer turn left towards the Church. The plot can be found on your right in approximately 0.3 miles.

What3words.com

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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. Tenants 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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	