



Plot at Kensey Hill DUPLICATE



Town Centre 0.4 miles - A30 0.9 miles

An increasingly rare opportunity to acquire a site with planning permission, close to the centre of Launceston with good road access and far reaching views.

- Current P.P. For 1 Dwelling
- Off Road Parking
- Countryside Views
- Close to the Amenities of Town
- Planning Reference PA22/09350
- Tenure: Freehold

Guide Price £75,000

SITUATION

Less than a half a mile from the centre of Launceston town, with its wide range of social, educational, sporting, leisure and shopping facilities as well as doctors, dentists and veterinary surgeries, places of worship, 24 hour supermarket and M&S Food Hall. The vital A30 trunk road is just under 1 mile from the property, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station to London Paddington and an international airport. To the south is the city port of Plymouth with its deep water marina, regular ferry crossings serving Northern France and Spain. Launceston lies between Bodmin and Dartmoor National Parks and the North Cornish coast is less than 18 miles from the site, with its extensive sandy beaches and cliff walks.

SITE

An increasingly rare opportunity in today's market, the site currently has outline planning permission granted on Planning Reference PA22/09350 for a 3 bedroom house with parking and views to open countryside.

SERVICES

We understand from the Vendors there is mains water, electricity and drainage available close by, but it is up to the purchaser to satisfy themselves as to the availability of such services and connection costs thereto. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the

vendor's appointed agents, Stags.

Interested parties are able to inspect with details to hand on the clear understanding that any inspection of the site is undertaken entirely at the viewer's own risk.

DIRECTIONS

From the Stags office in Launceston, turn left out of the car park and proceed down the hill signposted towards Bude and Holsworthy. Take the first right hand turn, signposted to Polson. Follow this road to the T-junction and turn left down the hill. Continue down the road and as it bends to the left the plot is located on the left hand side identified with a Stags For Sale sign.

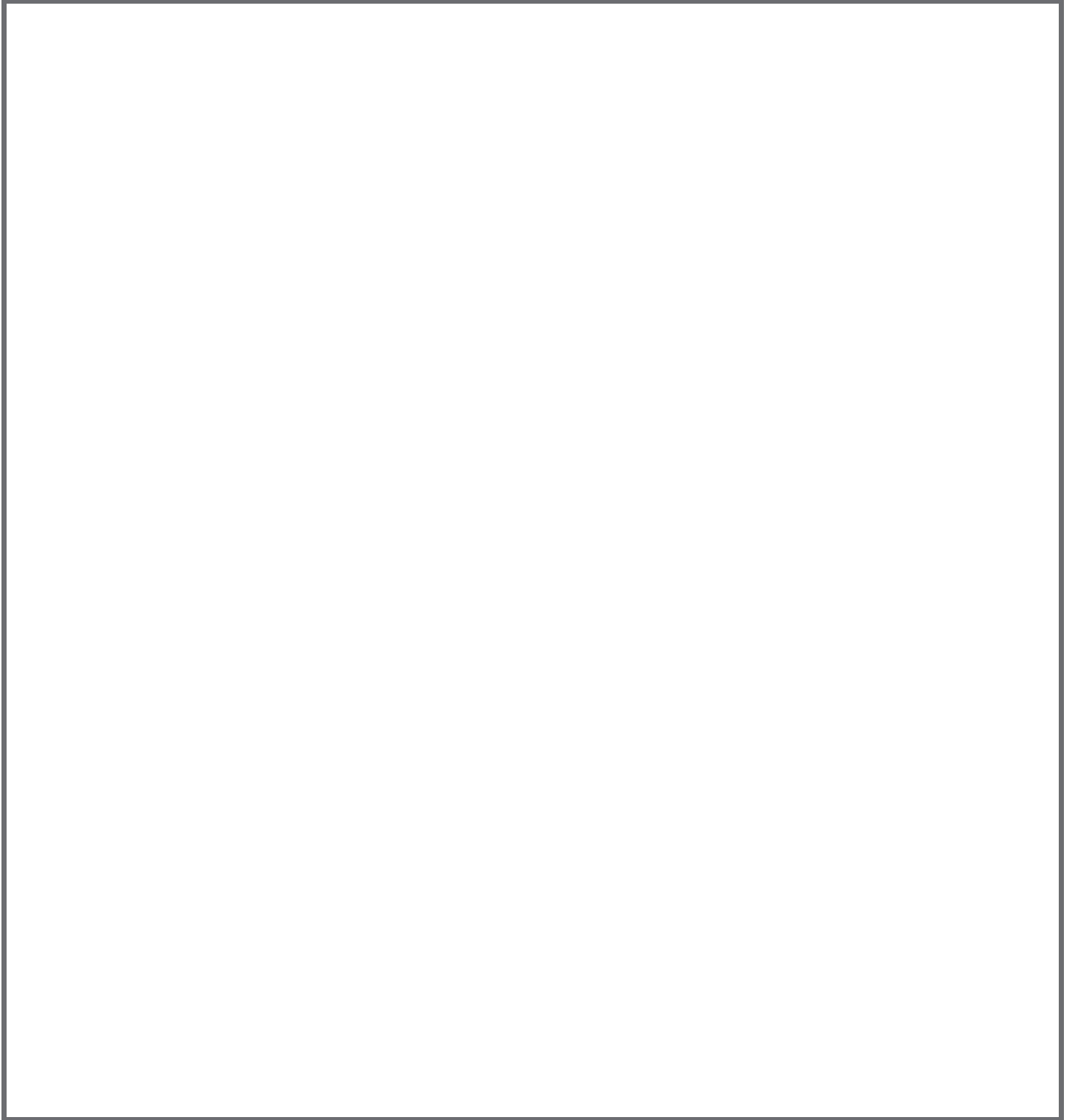
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AGENTS NOTE

1. Plans were prepared by Laurence Associates, e: hello@laurenceassociates.co.uk w: www.laurenceassociates.co.uk
2. The property is subject to the Community Infrastructure Levy. For more information please refer to the Cornwall Council Planning website.





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.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

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