



Chapel  
Launceston | Cornwall





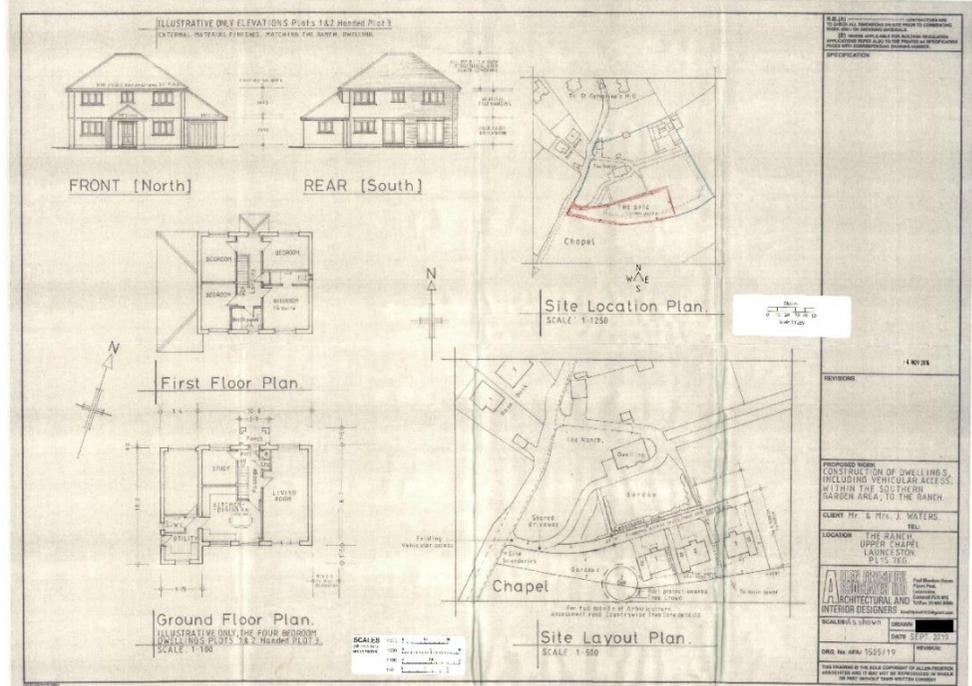
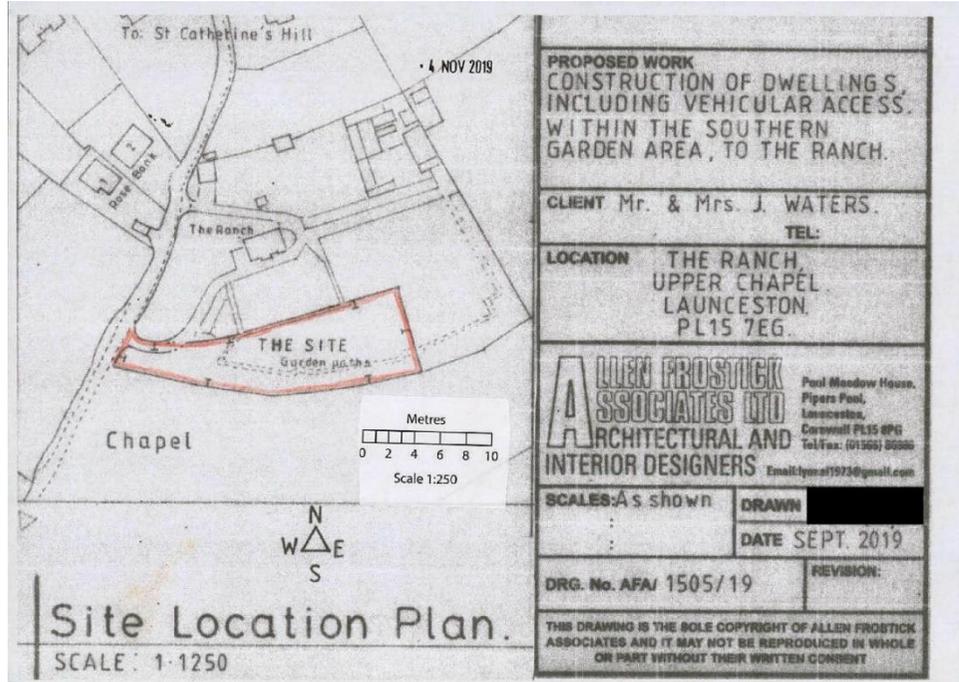
A wonderful development opportunity to purchase 3 prime building plots situated in a sought after location on the rural outskirts of the town. The plots have outline planning consent to build 3 executive detached properties with gardens, parking and potential for garage subject to the full plans being submitted.

The plots can be found within the grounds of a historic house and would be accessed via an impressive curved brick entrance with pillared uprights, with the sweeping driveway leading to the existing house and there would need to be a new access driveway installed to service the 3 new properties at the cost of the buyer. The surroundings are idyllic with several specimen trees and peaceful surroundings, yet the location offers good access to the town and amenities.

The plots allow for off-road parking and would sit in a pleasant plot with gardens at the rear. The planning can be viewed on the Cornwall Council Online Planning Portal and the reference number is: PA19/09095.



**Situation**  
Located within close proximity to the popular village of Tregadillett with its Public House and Primary school Trebursye is also just over a mile away from Launceston. Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.



### Services

Mains services, electricity, gas, water and drainage are available nearby to be connected to the properties by the purchaser.

### Agents Note

There is a small area of garden to the right of the exiting driveway which runs up to where the new proposed new driveway for the 3 plots will be. This is being retained by our vendor and is not reflected in the current architect drawings. Please speak to agent for further details.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. V085

01566 706706 • sales@viewproperty.org.uk  
www.viewproperty.org.uk

