

Building Plot Adjacent Erenikon Park, Bossiney Road Tintagel | Cornwall





Town • Country • Coast

rowan . 2006/01251 edwards Town Planning & Architecture ceiling shape to stone quoins and natural stone walls to match existing Eirenikon Park South Elevation 2 5 JUN 2004 lead covered sides to House 1 North Elevation Proposal For Dwellings At Eirenikon Park **Bossinev Road** Tintagel scale 1:100

Price Guide £195,000



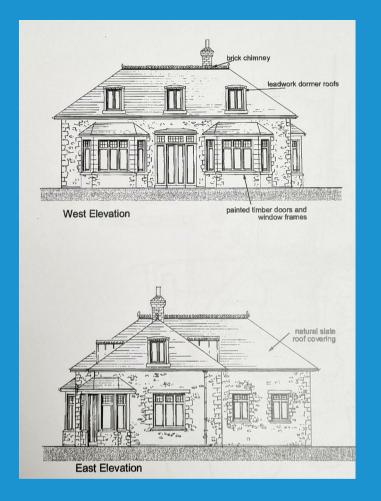


A rare opportunity to purchase a building plot with conditional planning permission for an attractive and substantial 3 bedroom dwelling. The site itself is a tucked overlooking nearby fields with a distant sea view. Perfect self build opportunity!

The plot is to the side of Eirenikon Park a distinctive period home with a lot of charm and character. Our vendor obtained planning permission to build 2 dwellings on the former tennis court belonging to the main house (planning E1/2006/01714) Plot 2 has been completed leaving Plot 1 to be built. The plans are for an attractive detached dormer style home with eye catching features including bay windows, bricks quoins and dormer windows to blend in with Eirenikon House next door. The site currently has a timber framed chalet in situ which requires demolition to make way for the new dwelling. The chalet has is 3 bedrooms, 1 bathroom and a kitchen adjoining the reception room. The chalet has been on the site since the 1970's but is now in a state of disrepair.

The plans allow for a triple aspect kitchen/dining room, large sitting room with a feature bay window, music room and drawing room/bedroom. Also on the ground floor is a bathroom and WC. On the first floor are 3 double bedroom and 2 bathrooms. The master bedroom enjoys a view over the nearby field with a distant sea view. The proposed garden is to the side and rear and would be level and adjoining a natural hedge boundary. In front of the property would be ample off road parking.

The site is approached over an impressive private lane leading to Eirenikon Park and the site. Plot 1 has a right of access pedestrian and vehicular over this lane and a maintenance contribution towards it's up keep will need to be confirmed. We also understand the plot also has access off Rounds Lane.







Situation

Situated in a tucked away position within the pretty coastal village of Tintagel offering a selection of village amenities including a popular public house, primary & infant school, doctors, chemist. Tintagel is also famed for the ruins of King Arthur's castle which is surrounded by stunning seaside views and walks from Rocky Valley to Bossinney Bay. Tintagel is also home to the Natural Trust attraction 'The Old Post Office' and the Trust also own and manage much of the surround coastal walks and beaches. The nearest town is Bude with a further range of local and national amenities, larger beaches and access to the A39 linking Cornwall to North Devon.

Directions

The postcode to the property PL34 OAE. As you approach Bossiney from the A39 passing the Heritage and Craft education Centre, At the T Junction turn left towards Tintagel follow this road into Tintagel when the entrance to the site will be been next to the doctors surgery on your right. Follow this private road rear right passing Eirenikon Park and the building plot will be seen on your right.

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Porch 20'11" x 3'6" (6.40m x 1.07m)

Kitchen 10'7" x 10'4" (3.25m x 3.15m)

Sitting / Dining Room 14'9" x 11'1" (4.50m x 3.39m)

W/C 4'5" x 3'1" (1.35m x 0.96m)

Bathroom 7'7" x 7'1" (2.33m x 2.18m)

Bedroom 1 14'8" x 11'1" (4.49m x 3.39m)

Bedroom 2 10'8" x 7'7" (3.26m x 2.33m)

Bedroom 3 10′8" x 7′7" (3.26m x 2.33m)

ServicesMains
Council Tax Band

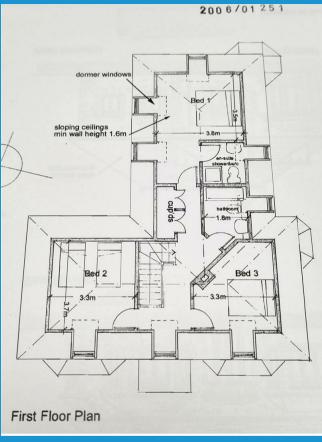
Agents Note

We understand mains water, electric and drainage are to the rear of the chalet in the garden. At present plot 2 takes all their main supply from the services located in Plot 1. A legal agreement will have to be reached by the acting solicitors to ensure Plot 2 is able to create and join their own main supply.

Planning History

Our vendor successfully obtained planning permission subjects to conditions (planning reference number E1/2006/01251) in 2006 for the erection of 2 detached dwelling. Plot 2 has been built leaving plot 1 to be built. Its to our vendors understanding as construction of plot 2 started within the 3 years of the planning permission being granted, this allows the new owner of plot 1 to continue with the project. For further clarification on this point we suggest liaising with a planning consultant.





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.



