



Dunheved View , Launceston, Cornwall

Price Guide £475,000



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A wonderful development opportunity in a sought after location along a country lane on the outskirts of Launceston Town featuring planning permission to build 9 new dwellings. The plot is a substantial size and the permission includes planning for 9 detached houses all with gardens, parking and a garage.

The planning permission was granted on the 9th May 2022 under the application reference PA22/04401 with conditions. The site features a pleasant outlook looking across Launceston Town and the surrounding countryside. The access to the site is to the side where there is currently a gated access with a new road that will run into the cul-de-sac.



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Situation

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, WH Smith and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

Directions

The postal Code for the property is PL15 7EH and the access for the site is at the side and NOT via the bottom road and we would ask that all viewings are pre-booked and accompanied.



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Planning information

The site has outline planning permission for 9 new houses and full details are available online, on the Cornwall Council Planning Portal subject to conditions. The site is subject to a Community Infrastructure Levy and the liability will be calculated once the reserved matters application has been made. The full conditions are available via the online or portal or via the vendors agents View Property. Potential buyers are advised to make their own enquiries and judgement on costings including the exact location of services. There are some additional charges relating to the land which include an Affordable Housing Contribution, Education Contribution and an Enabling Activity Fee.

The site is situated in the popular area of Chapel which is situated on the edge of Launceston and considered a sought after location featuring many attractive and cutting edge modern properties. The development will create an appealing cul-de-sac featuring 9 new detached properties which should be an attractive proposition to potential buyers once built. Chapel offers a great lifestyle, being close to country lanes and great walks yet below in good proximity to Launceston Town and the many amenities.

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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.