



Town • Country • Coast



, Launceston

£159,950



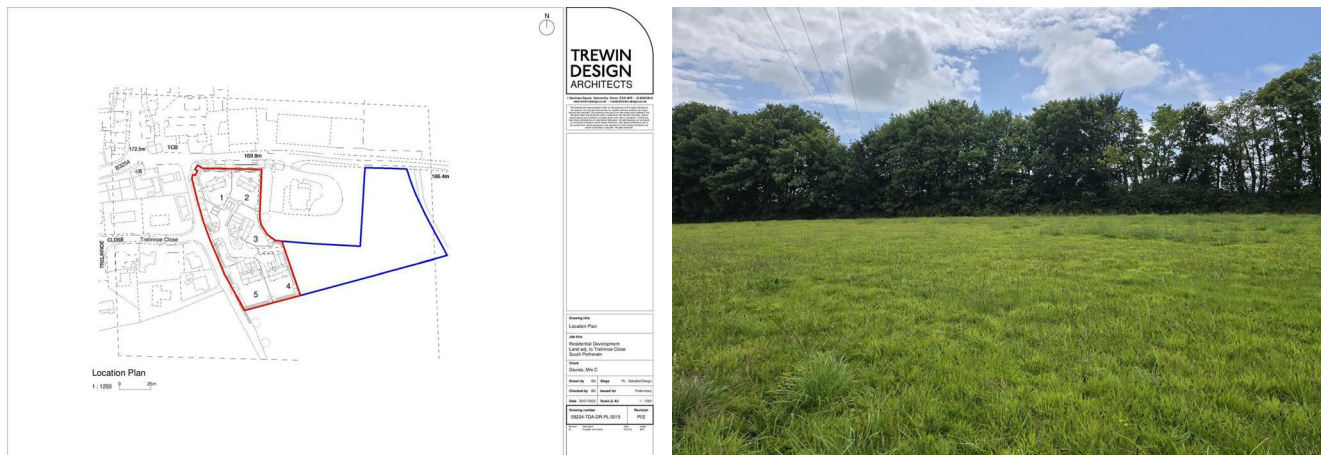


Launceston

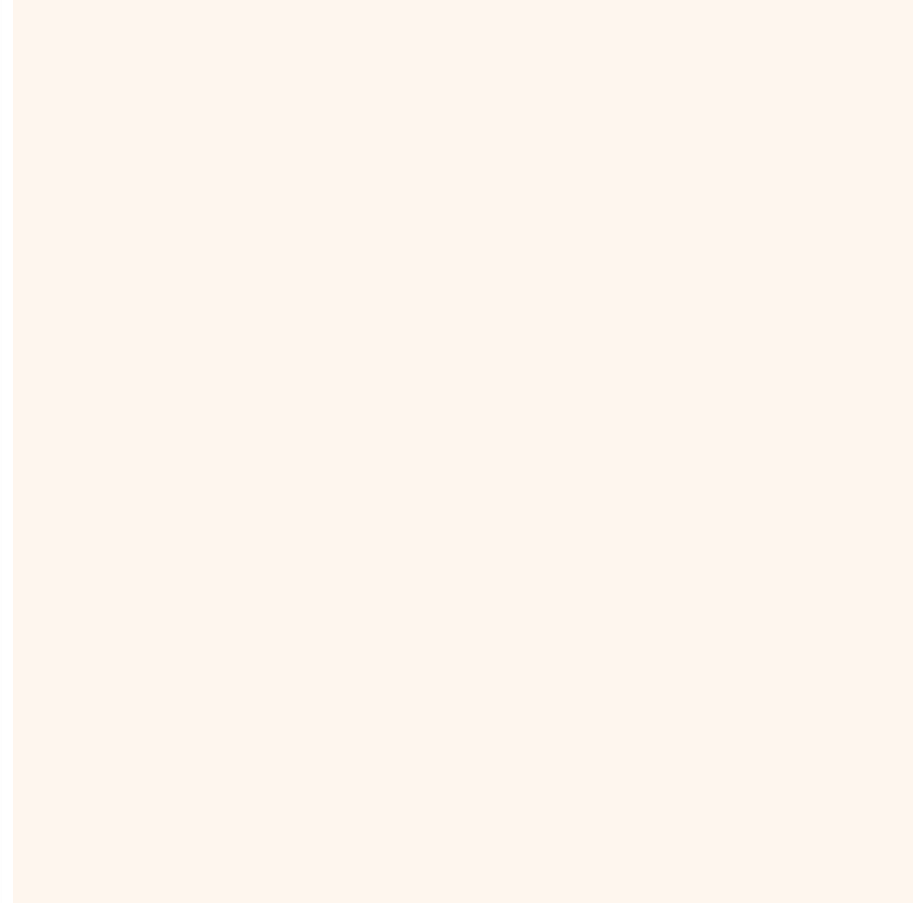
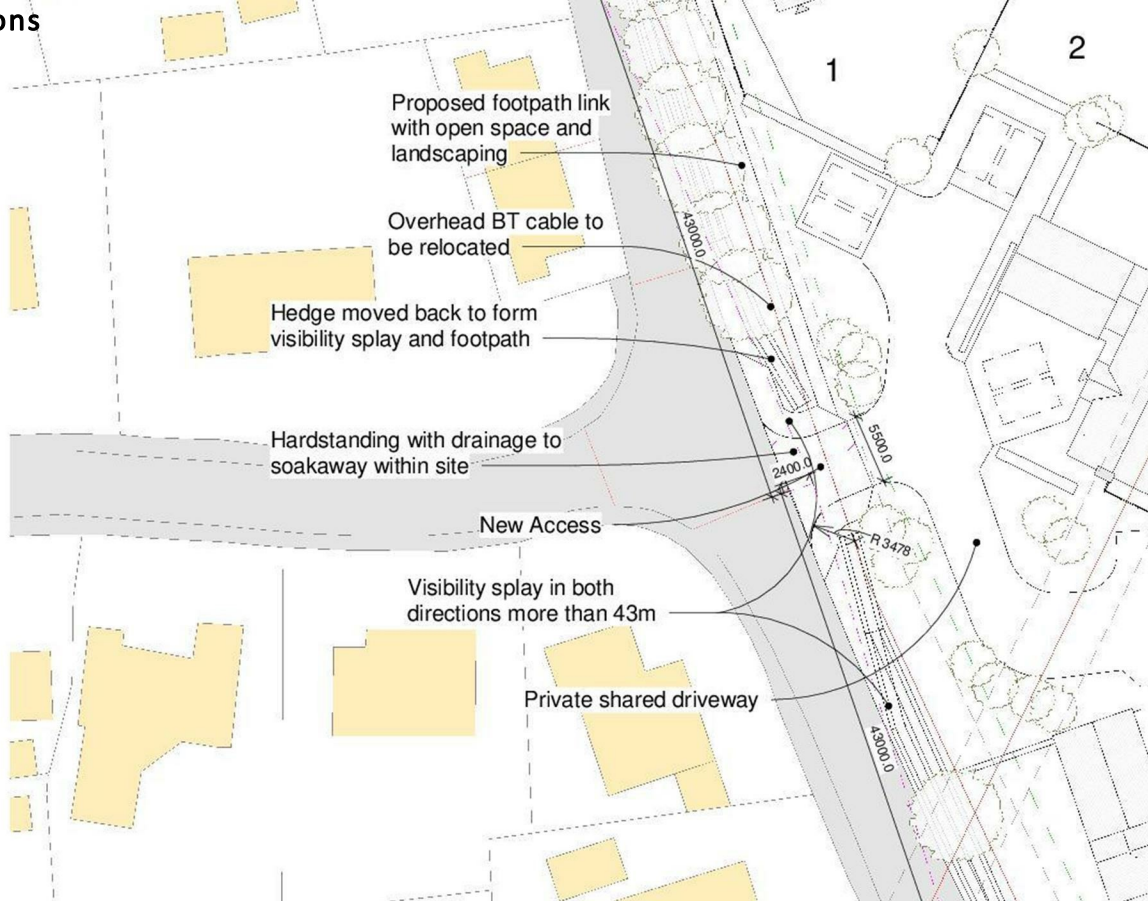
A wonderful opportunity to purchase a generous plot within a favoured village location with walking distance of the local Public House! This new development will be a small cul-de-sac of 5 executive detached dwellings with scope to build spacious 4 bedroom property with a garden and allowing for generous gardens and off-road parking.

Planning was granted in September 2022 under the planning reference number PA22/08258 with outline permission for the 5 dwellings with reserved matters and conditions, a full copy of the decision notice is available via the vendors agent View Property. The location of the site is appealing, being a sought after village location but tucked away off the beaten track. There are potentially 2 building plots available for sale, being plots 1 and 2 as shown on the plans with individual sites available for self build buyers or 2 sites available to developers looking to build and sell on.

Details regarding the services and conditions including landscaping can be found via an enquiry with the sellers agents View Property.



Directions



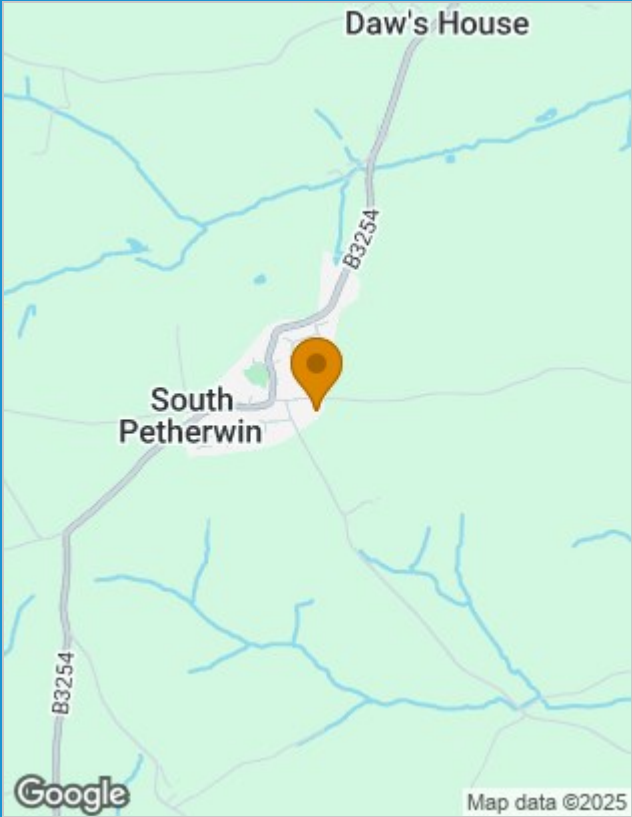
From Launceston, head towards Pennygillam roundabout and continue straight over following the



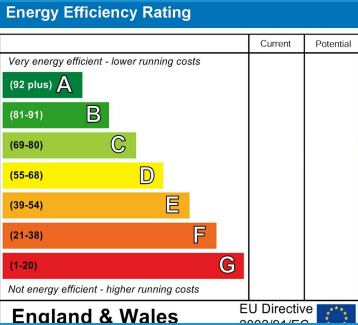
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our View Property Launceston Office on 01566 706706 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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