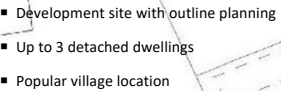


Guide Price £325,000





Situated in a popular village is this development site known as "Blake's Meadow" with outline planning permission with matters reserved for up to 3 dwellings. (Planning ref number PA24/02691. The proposed built would be for 3 detached dwellings., each with off road parking spaces and gardens.

The site has been in our vendors family ownership for many years and adjoins Village Road. A new access with be created as per the approved plan. The site currently has a range of redundant agricultural buildings and our vendor successfully gained planning permission in 2024 for the development of up to 3 dwellings with reserved matters. For further information on the planning permission, this can be seen on the planning portal for Cornwall Council using planning reference PA24/02691.

Its up to any prospective purchase to establish to location of services and its proposed that each dwelling would have its own private drainage and soakaway. The site will be of interest to local property developers or indeed those who wish to alter the plans (subject to planning permission) and create a different design and plan for the site.

Upon Cross in a popular village close to both Liskeard and the nearby moors. The village has a popular public house "The Caradon Inn, village shop, a well respected primary school and Sterts Threatre. Upton Cross in close to other popular village and offer good access to the open moorland.

(The current access to the land is not included as part of the sale. Please see the approved plans on the Cornwall Council Planning Portal for further information.).





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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