



Town • Country • Coast



, Launceston

£350,000



£350,000

Launceston

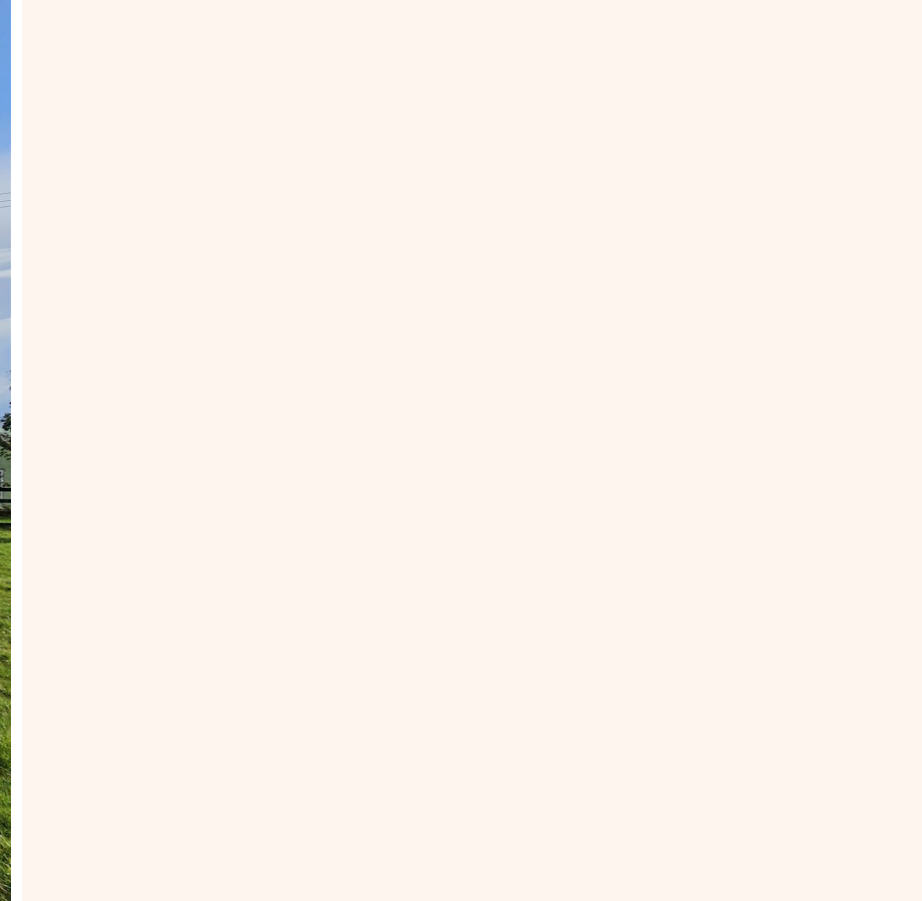
A wonderful opportunity to purchase 3 generous plots within a favoured village location with walking distance of the local Public House! This new development will be a small cul-de-sac of 5 executive detached dwellings with scope to build spacious 4 bedroom properties with a garden and allowing for generous 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. The plots are available individually for sale or all 3 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 Pennvgillam roundabout and continue straight over following the



Proposed Site Layout

1 : 500 0 10m

N

TREWIN DESIGN ARCHITECTS

1 Stanhope Square Holworthy Devon EX22 6DR - 01409253013
www.trewin-design.co.uk - create@trewin-design.co.uk

This drawing has been prepared solely for the purposes of the stage indicated on the drawing. As such this drawing may not include sufficient detail for any stage beyond that indicated. This drawing forms part of an information pack relating to the indicated stage and should be read in conjunction with all other drawings, reports, specifications and schedules, including those from other Consultants. Contractors must check all dimensions on site before fabrication. As built drawings are not based on surveyed information unless stated otherwise. Only figured dimensions are to be worked from. All discrepancies to be reported to Trewin Design Architects Ltd before proceeding. Copyright - All rights reserved.

Site Area = 5,515 sq m

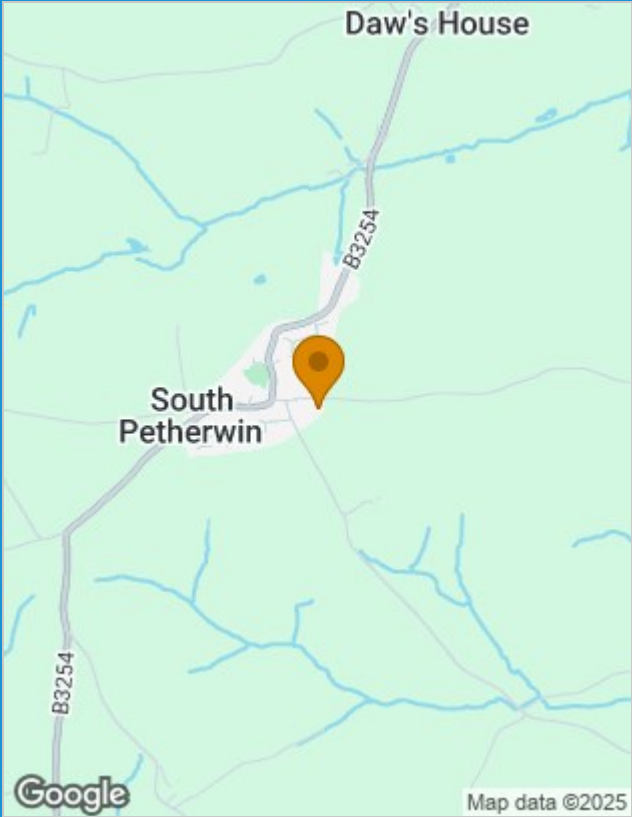
Site plan for illustrative purposes only

Drawing title			
Proposed Site Layout			
Job title			
Residential Development Land adj. to Trelinnoe Close South Petherwin			
Client			
Davies, Mrs C			
Drawn by	BS	Stage	PL - Detailed Design
Checked by	BS	Issued for	Preliminary
Date	20/07/2022	Scale @ A3	1 : 500
Drawing number		Revision	
08224-TDA-DR-PL-0014		P03	
Revision	Description	Date	Initials
02	Plot boundary line amended	25.08.22	HW
03	Footpath Link Added	15.03.23	BP

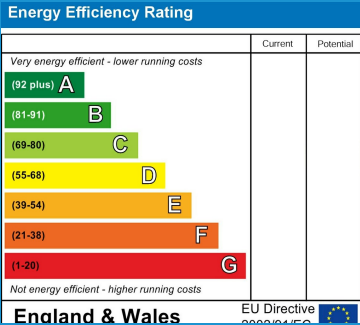
Floor Plans



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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