



Building Plots at St Keyne – Plots 1 & 2

**A SMALL DEVELOPMENT OF TWO BUILDING PLOTS ON THE EDGE OF
THE VILLAGE WITH FANTASTIC VIEW OVER COUNTRYSIDE**

FOR SALE BY PRIVATE TREATY

Guide: £150,000 Per Plot

DESCRIPTION

Situated within the village of St Keyne lies a rare opportunity to build a two detached houses with very attractive countryside views on a relatively level plot.

We are pleased to offer for sale this east facing parcel of land with Outline Planning Permission for two detached houses with off-road parking. The Planning Application No PA26/00040 is available to view online at the Cornwall Planning Register.

The Outline Planning Permission allows potential purchasers to create their own individually designed property subject to being approved by Cornwall Council Planning Authority. Plots 1 & 2 are for sale separately or to the same buyer. Plot 2 must be a self-build plot under the current permission.

Externally, there is scope for off road parking and front and rear gardens. The plans also allow for detached garages.

LOCATION

St Keyne lies approximately 3 miles from the market town of Liskeard and some 6 miles from the popular fishing port/holiday town of Looe.

PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only. Please note Plot 3 will be retained as a self build plot and not part of the sale.

SERVICES

Mains water, electricity and drainage are understood to be available nearby. Quotes have been obtained in the region of £30,000 for all three plots to have electric and water connected.

TENURE

The property is freehold and will be offered with vacant possession upon completion. Please note that the two plots are owned separately within the family and are on two different Titles.

WHAT3WORDS

Column.random.wriggled

DIRECTIONS

On entering the village of St Keyne from Liskeard, follow the road towards Looe. The land will be found on your left hand side.

OTHER

The buyers and sellers will need to have a discussion about the estate road, services and biodiversity net gain. The intention would be to all work together to find a solution which is cost effective and meets with all planning/building regulation requirements.

A right of way will be required to access the agricultural land adjoining.

Plot 3 is being retained and built by a family member.

VIEWING

Strictly by prior appointment with the vendors agents
– tel: 01579-342400



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