



Plot at Illand

Launceston, Cornwall, PL15 7LS

KIVELLS

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£165,000 Guide Price

0.5 acre building plot

Backing onto open countryside

Stunning rolling countryside views

Generally level site with road frontage

Outline planning permission granted

Sought after rural hamlet



Location

The hamlet of Illand is within a few miles of the villages of Coads Green and Lewannick. Coads Green has a County Primary School and Lewannick a Sub Post Office/General Store, County Primary School, Parish Church and Public House. There are a wide range of private schools with St. Josephs (Launceston) and Mount House and Kelly College (Tavistock). The ancient former market town of Launceston offers a wide range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

Excellent transport links can be found in the cathedral city of Exeter by road, rail and air (Exeter International Airport) which is about 47 miles. The continental ferry port and city of Plymouth is approximately 23 miles distant and has regular cross channel services to France and Spain.

PLANNING

Grant of Outline Planning Permission was granted under Application and Decision Number: PA24/01333 dated 13th May 2024.

The Outline application is for the construction of a dwelling with all matters reserved. A copy of which can be obtained from Cornwall Council Planning Website - www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register

The site extends to approximately 0.5 acres.

SERVICES

The vendor informs us that there is water, electricity and super-fast broadband connections adjacent to the building plot. Buyers must rely on their own investigations as to the availability of services.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

IMPORTANT NOTICE

Kivells, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kivells have not

tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

AGENTS NOTE

Please note the barn does not share any access over the plot.

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.





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