



South East (Front) Elevation

1 : 100 at A3



South West Elevation

1 : 200 at A3



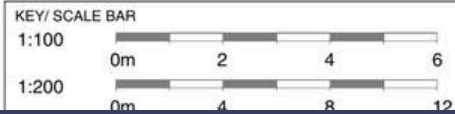
North West (Rear) Elevation

1 : 200 at A3



North East Elevation

1 : 200 at A3



No.	Description	Date
A	Boundary/parking Adj.	21/01/2025
B	Drainage info included	13/03/2025
C	Minor adjustments	20/03/2025
D	Scheme modified with engineering	01/04/2025

NORTH	PROJECT	CLIENT		
	New dwellings at			
	SITE ADDRESS	Date	Project number	Scale (@ A3)
	Former garage block, Lanchard Rise,	Issue Date	050	As indicated
				DRAWING No. / Rev.

Land at Lanchard Rise, Lanchard Rise, Liskeard

Guide Price £150,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

A superb opportunity to acquire a tucked-away parcel of land with full planning permission for three three-bedroom homes, each designed with private parking, generous gardens, and with ensuites to the master bedroom.

Set behind an established residential street, the site enjoys a peaceful backdrop of trees while remaining within easy reach of Liskeard town centre, schools, and transport links.

The approved scheme (Application No. PA25/03636) offers well-proportioned, modern homes with practical layouts ideal for developers or small builders.

The site is currently a mix of open ground and former garage bases, the land sits behind Lanchard Rise with a natural tree line to the rear. The approved plans include a considered drainage design, well-spaced plots, and a layout that makes the most of the site's privacy and greenery.

Council Tax band: TBD

Tenure: Freehold





FAQs

Planning - Full details, drawings, and supporting documents can be viewed online via PA25/03636.

Services - Prospective purchasers should verify the availability and connection costs of any mains services required.

Tenure - Freehold with vacant possession

Local Authority - Cornwall Council

Easements & Rights - Sold subject to all existing rights of way, easements, and matters within the registered title

Boundaries - Buyers are deemed to have full knowledge of boundaries; neither the vendor nor agents will define ownership

Plans - For identification purposes only

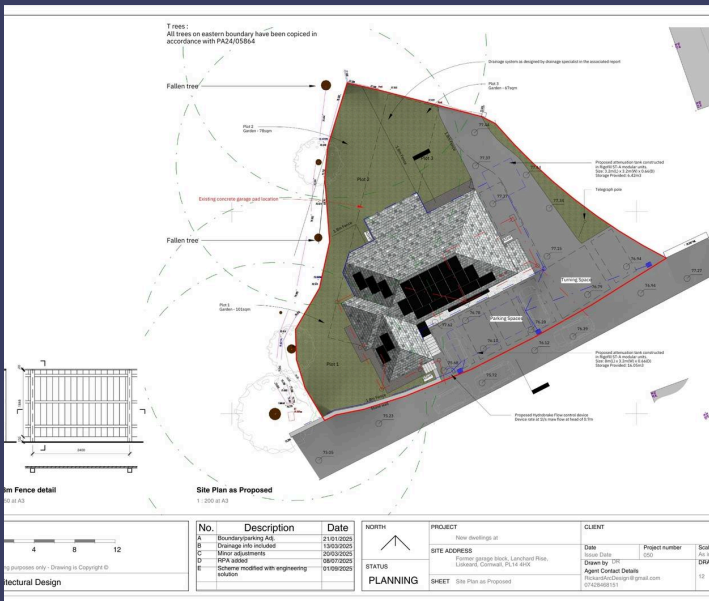
Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers.

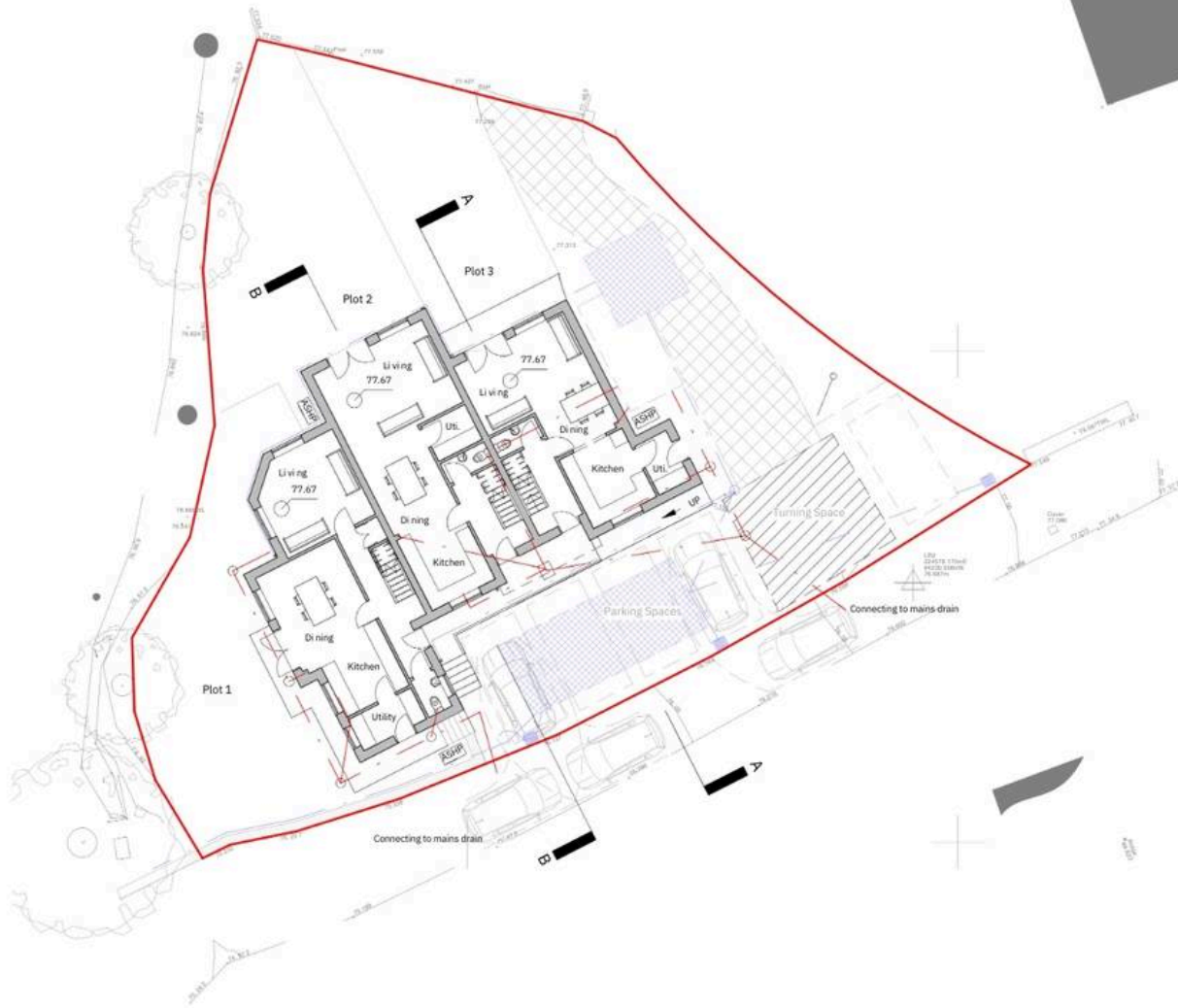
This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to complete these checks on our behalf. A non-refundable fee of £80 (including VAT) is charged to cover the cost.

DIRECTIONS

SatNav – PL14 4HX

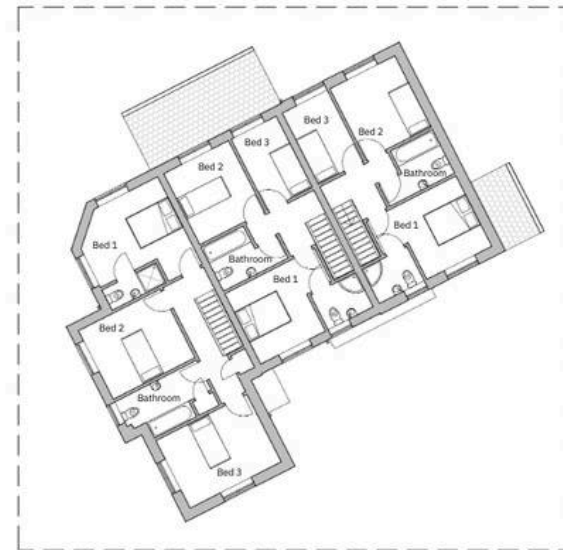
what3words: ///schematic.graduated.unfair





Floor Plans - Ground Floor

1 : 200 at A3

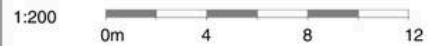


Floor Plans - First Floor

1 : 200 at A3

Plot	Floor	Floor areas	Plot	Floor	Floor areas	Plot	Floor	Floor areas
Plot 1-	GF -	56sqm	Plot 2-	GF -	52sqm	Plot 3-	GF -	44sqm
GF -	56sqm		FF -	42sqm		FF -	42sqm	
Total -	112sqm		Total -	94sqm		Total -	86sqm	

KEY/ SCALE BAR



Drawings for planning purposes only - Drawing is Copyright ©

Rickard Architectural Design

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A	Boundary/parking Adj.	21/01/2025
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C	Minor adjustments	20/03/2025
D	Scheme modified with engineering solution	01/09/2025
E	Double bed to single	22/10/2025

NORTH



STATUS

PLANNING

PROJECT

New dwellings at

SITE ADDRESS

Former garage block, Lanchard Rise, Liskeard, Cornwall, PL14 4HX

SHEET Floor Plans as Proposed

CLIENT

Date
Issue Date

Project number
050

Scale (@ A3)
1 : 200 at A3

Drawn by DR

Agent Contact Details
RickardArcDesign@gmail.com
07428468151

DRAWING No.

13

REV

E



Roofs
Fascia/soffit
Gutters

South East (Front) Elevation

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South West Elevation

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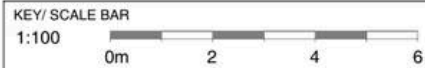
North West (Rear) Elevation

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North East Elevation

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B	Drainage info included	13/03/2025

NORTH	PROJECT	CLIENT
	New dwellings at	
		Project number: Scale 1@ A3

Parkes and Pearn Property Consultants

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • sales@parkesandpearn.co.uk • www.parkesandpearn.co.uk/