

PRIME SINGLE BUILDING PLOT FOR STUNNING DETACHED HOUSE

LAND ADJ PANORAMA DAGLANDS ROAD FOWEY PL23 1JL

- Conditional Planning Permission – Application PA21/03318
- Contemporary 4 bedroom dwelling, c.308 sqm/3315 sqft NIA
- Beautiful estuary views across the River Fowey to Polruan
- Guide Price £850,000

view from Panorama looking south

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – PL23 1JL

KLP are delighted to offer this prime single building plot situated in a stunning elevated position close to the town centre and waterfront in the picturesque and highly sought after town of Fowey, located on the south Cornwall coast. The plot benefits from conditional planning permission for the erection of a substantial, detached 4 bedroom dwelling arranged over 3 floors which we understand extends to approximately 308sqm/3315sqft.

The plot is almost square in shape with a fall generally north west to south east and is situated south of Daglands Road, from where the access is derived. The land below and adjacent to the existing garage which is proposed to be demolished, is terraced garden currently part of the curtilage of the property known as Panaorama. Established boundaries/existing residential dwellings lie to the south west and south east. Two parking spaces are proposed one either side of the dwelling, one of these is covered.

The impressive and modern bespoke design of the proposed dwelling offers a balcony from the south elevation of the ground floor. In particular the ground floor south facing rooms and balcony will be able to fully take advantage of the stunning location offering beautiful views up and down the River Fowey and across the water to Polruan. Below there are terraces on the lower ground and basement floors with a proposed small garden area to the south accessed directly from the basement bedrooms and also by external stairs.

FOWEY, SOUTH CORNWALL

Set in an Area of Outstanding Natural Beauty, the town of Fowey is renowned for its large, deep water harbour making it a magnet for sailing fans. Within the town are a variety of small, independent shops, bistros, cafes and restaurants - Fowey River mussels are a highlight.

There is also a doctors and dental surgery, as well as a library, primary and secondary schools. Fowey plays host to a number of major cultural and maritime events each year including the Fowey Festival of Arts and Literature and the Fowey Royal Regatta. Fowey is situated 8 miles east of St Austell.

PLANNING

Cornwall Council granted conditonal planning permission under application PA21/03318 for the demolition of the existing garage and the erection of a dwelling house, at Panorama, Daglands Road, Fowey, Cornwall, PL23 1JL, dated 08 October 2021.

A S106 Agreement is not applicable to this plot. It is a planning condition that the property shall be occupied as a permanent primary home.

A planning information pack is available upon request via a drop box link.

COMMUNITY INFRASTRUCTURE LEVY

Cornwall Council have confirmed that a Community Infrastructure Levy of £32,486.35 is payable on the commencement of development.

METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty.

Guide Price £850,000

VIEWING – STRICTLY BY APPOINTMENT ONLY

All viewings need to be via appointment with KLP on 01392 879300.

CONTACT – Darryl Hendley



Newcourt Barton
Clyst Road, Topsham
Exeter, EX3 0DB
Email: darryl@klp.land
01392 879300
07850 275265

Ref: 786/DH/R2

[illegible]

DATE: 01/12/2021 STATUS: Information Only

INFORMATION ONLY

LOCATION PLAN – NOT TO SCALE
PLOT BOUNDARY IN RED



view from Panorama across River Fowey



view across Panorama parking and plot frontage, Daglands Rd

Proposed Perspective

NOTES:
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Revisions	No.	Date	Description
A	28/04/2021	28/04/2021	Updated Location Plan with Footpath
B	22/07/2021	22/07/2021	Amended from Silverlake Design Report: Changes to Materials, Landscaping, Steps and Style
C	23/09/2021	23/09/2021	Revised Plot, Revised Basement Floor, back 1m, reduced Lower Ground Floor Frontage, Revised glazing in the Apts, removed some glazing and replaced with solid panels.

RIBA RTPI
REV: C DATE: 23/09/2021

CREATE
DESIGN + ARCHITECTURE
Market Place, Brunel Business Park, The Grange, St Austell, PL23 1JL
Tel: 01752 83383 create@createuk.co.uk
www.createuk.co.uk

CLIENT: **Mr Stephen Luck**

PROJECT: Demolition of the existing garage and the erection of a dwelling

ADDRESS: **Panorama, Daglands Road, Fowey, Cornwall, PL23 1JL**

DRAWING NAME: **Proposed Perspective**

CDA REF: SCALE: PAPER SIZE: DRAWN: CHD: CDBWS31 A3 NC JJ

DATE: 23/09/2021 STATUS: **Planning**

8/31 CDA XX XX DR A S 0203

PLANNING ISSUE:

Proposed Perspective – Not to Scale

View Line Section
1 : 200

Revisions

No.	Date	Description
A	28/04/2021	Updated Location Plan with Footpath
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ADDRESS: **Panorama, Daglands Road, Fowey, Cornwall, PL23 1JL**

DRAWING NAME: **View Line Section**

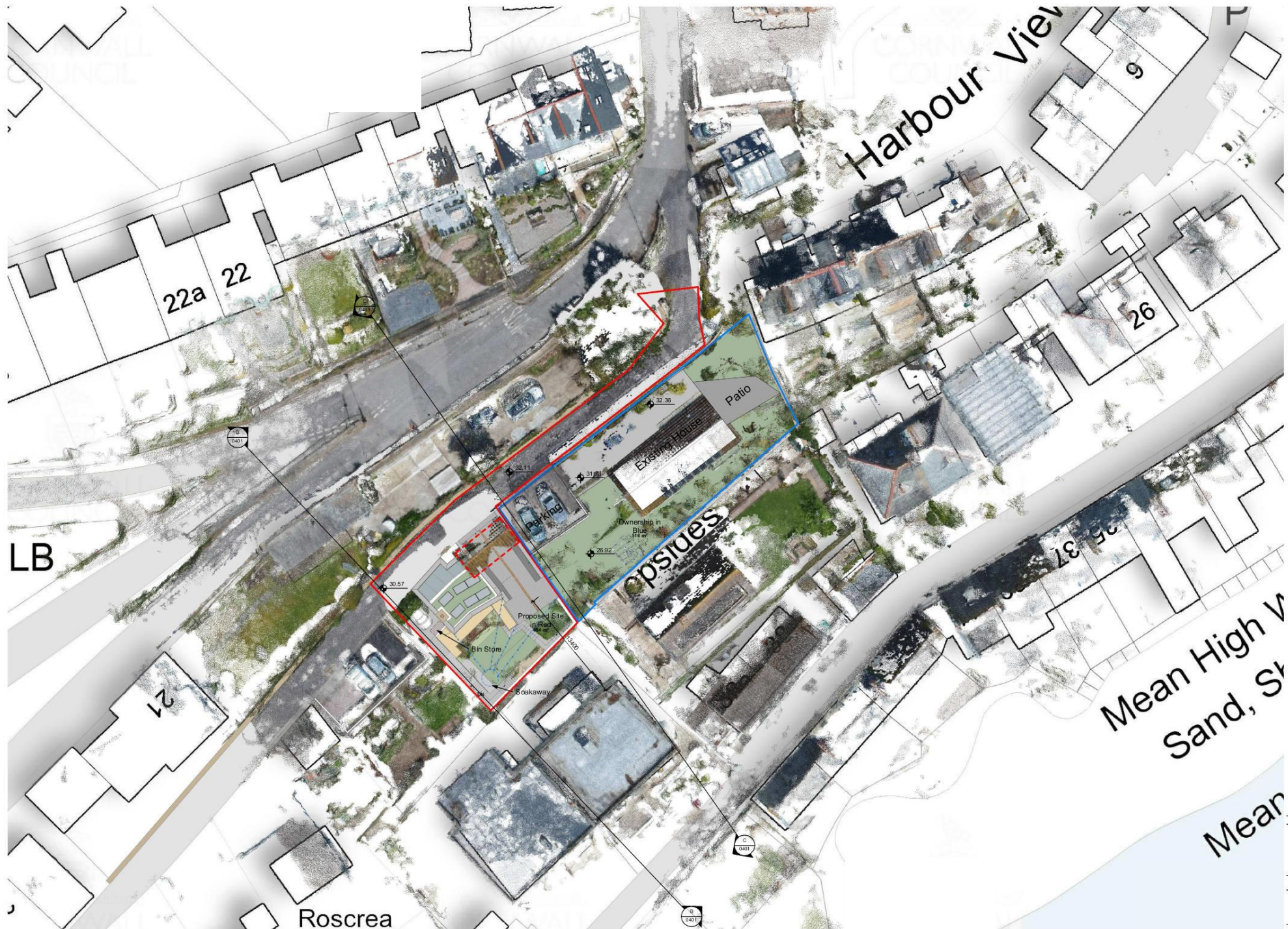
CDA REF: SCALE: PAPER SIZE: DRAWN: CHD: CDBWS31 A3 NC JJ

DATE: 23/09/2021 STATUS: **Planning**

8/31 CDA XX XX DR A S 0203

PLANNING ISSUE:

View Line – Not to Scale



LB

Site Plan

Harbour View

Mean High Water
Sand, S

Roscrea

NOTES:
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Scale: 1:1000
Date: 1/10/2021



PLANNING ISSUE:

Dashed Red Line =
Existing Garage to be Demolished

Revisions	
A	25/04/2021 Updated Location Plan with Proposed
B	25/05/2021 Amended from Strategic Design Report - Changes to Materials, Landscaping, Steps and Drain
C	23/05/2021 Removed Pool, Moved Basement Floor, New 10m x 10m Concrete Ground Floor Terrace, Removed some planting and replaced with new plants

RIBA RTPI

DATE: 23/05/2021

CREATE
DESIGN + ARCHITECTURE

1000000000
www.createarchitecture.co.uk

CLIENT: Mr. Stephen Luck

PROJECT: Demolition of the existing garage and the extension of a dwelling

ADDRESS: Panorama, Dingle Road, Finnerly, Co. Wick, P23 1L1, Proposed Site Plan

DRAWING: NAME: COSW511

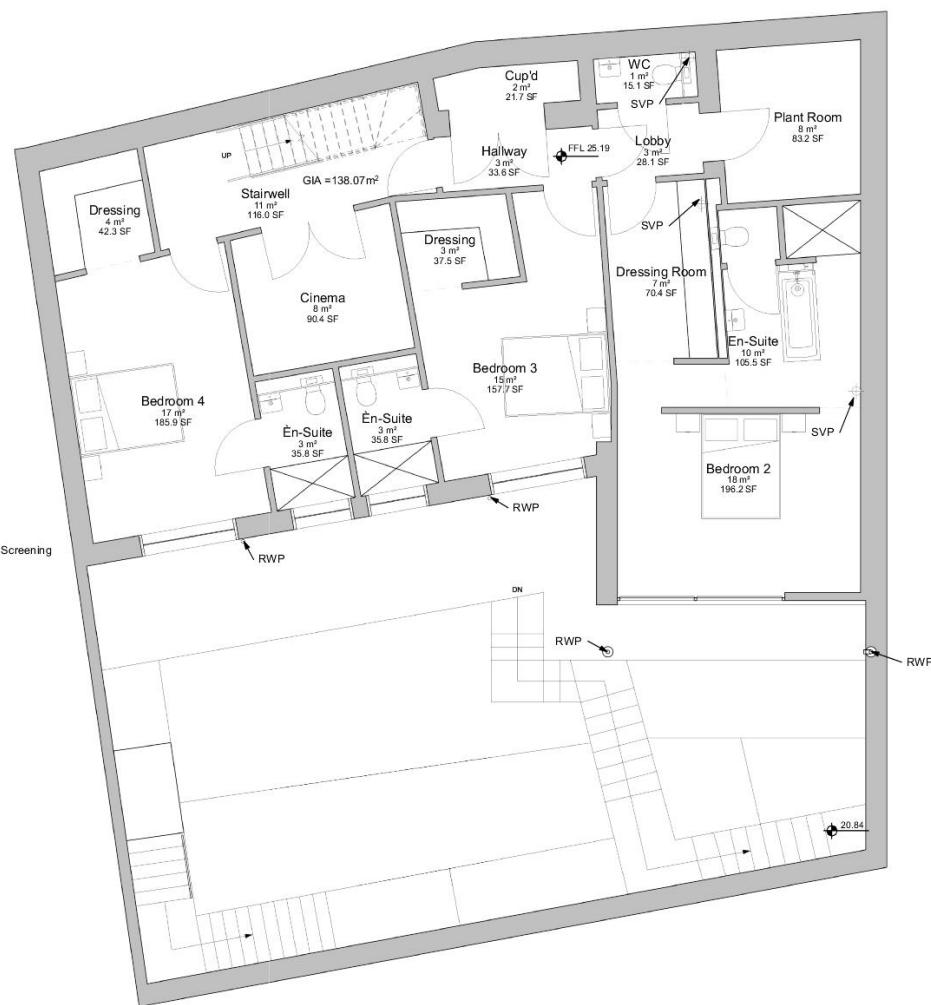
SCALE: 1:200

PAPER SIZE: A1

DATE: 23/05/2021

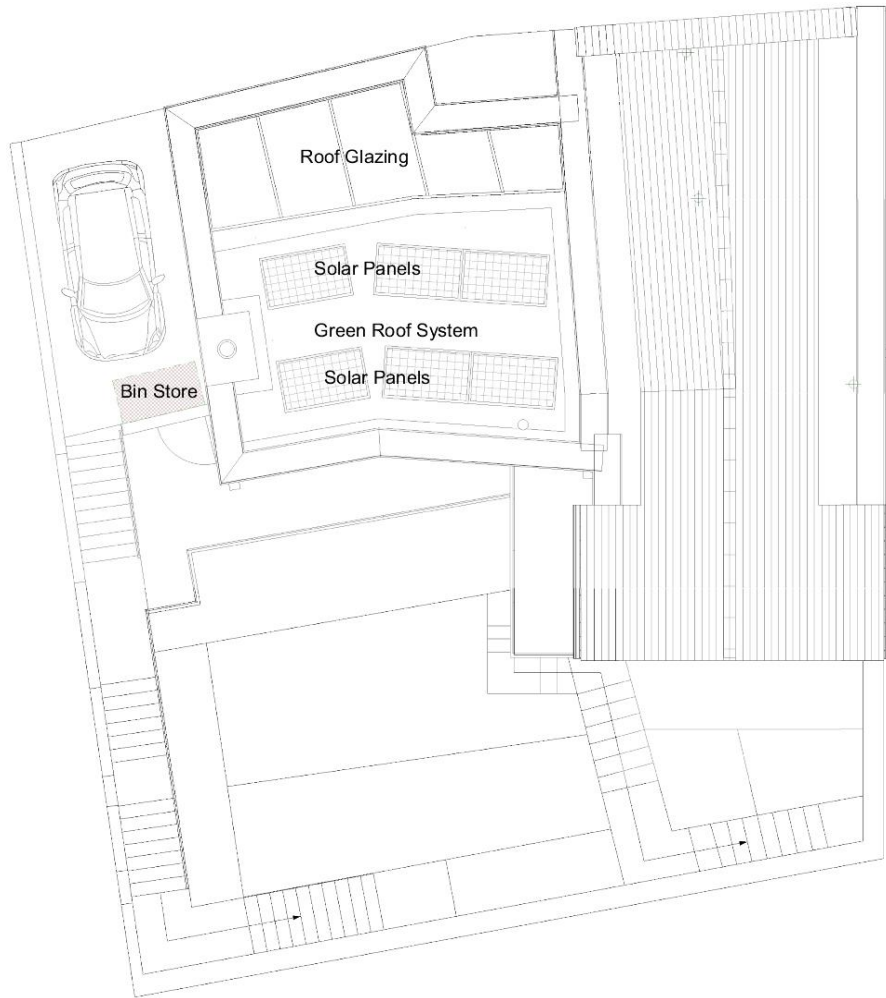
STATUS: Planning

Site Plan – Not to Scale

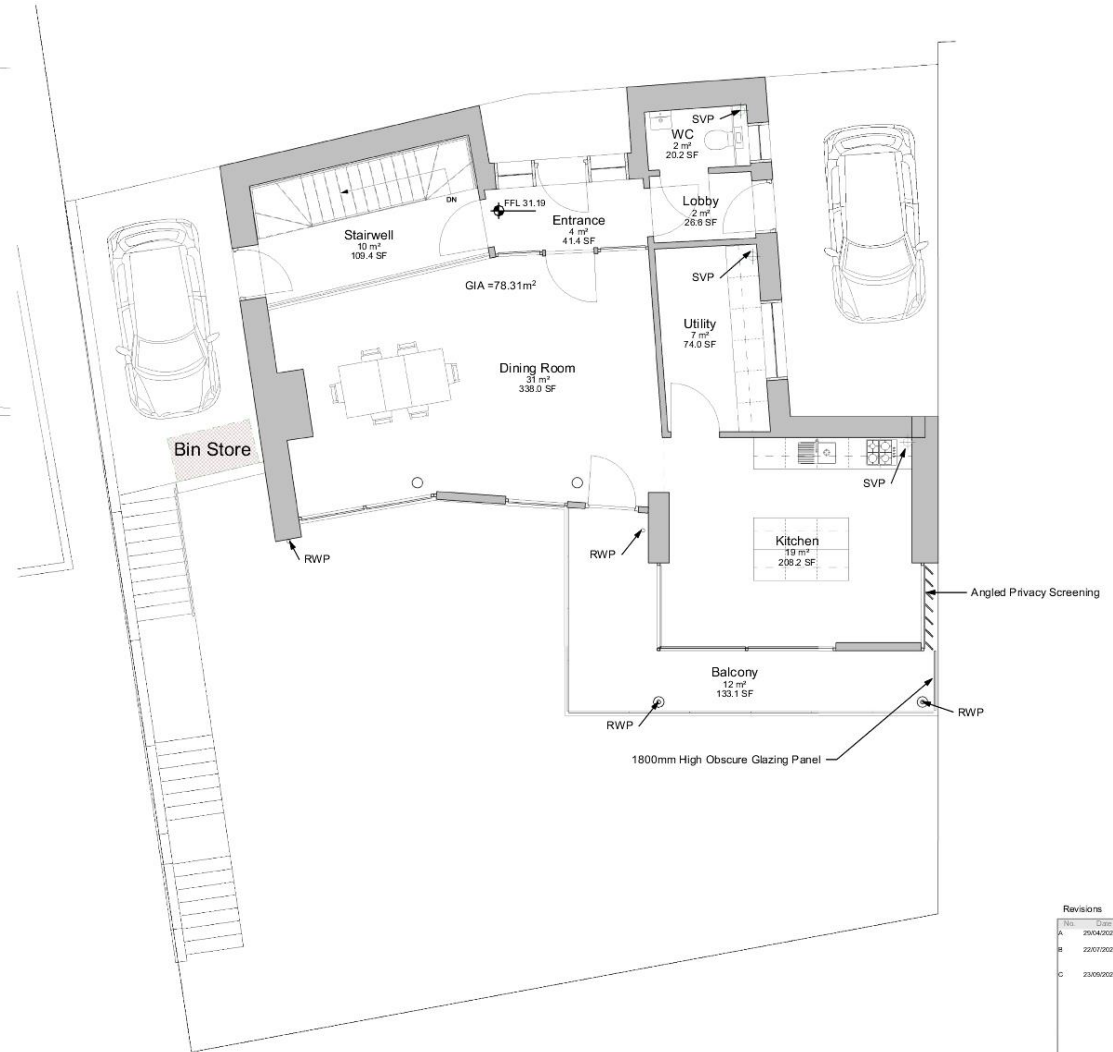


Proposed Basment (GIA=128.01msq)

Revisions		
No.	Date	Description
A	29/04/2021	Updated Location Plan with Footpath
B	22/07/2021	Amended from Silverlake Design Report - Changes to Materials, Landscaping, Steps and Style
C	23/09/2021	Removed Pool, Moved Basement Floor back 1m, reduced Lower Ground Floor Terrace, Removed glazing in the Apex, removed some glazing and replaced with solid panels.



Proposed Roof
1 : 50



Proposed Ground Floor (GIA= 78.31msq)
1 : 50

Revisions		
No.	Date	Description
A	29/04/2021	Updated Location Plan with Footpath
B	22/07/2021	Amended from Silverside Design Report - Changes to Materials, Landscaping, Slope and Style
C	23/09/2021	Removed Pool, Moved Basement Floor, Deck 1m, reduced Lower Ground Floor Terrace, Removed glazing in the Apex, removed some glazing and replaced with solid panels.



view from Panorama looking up river