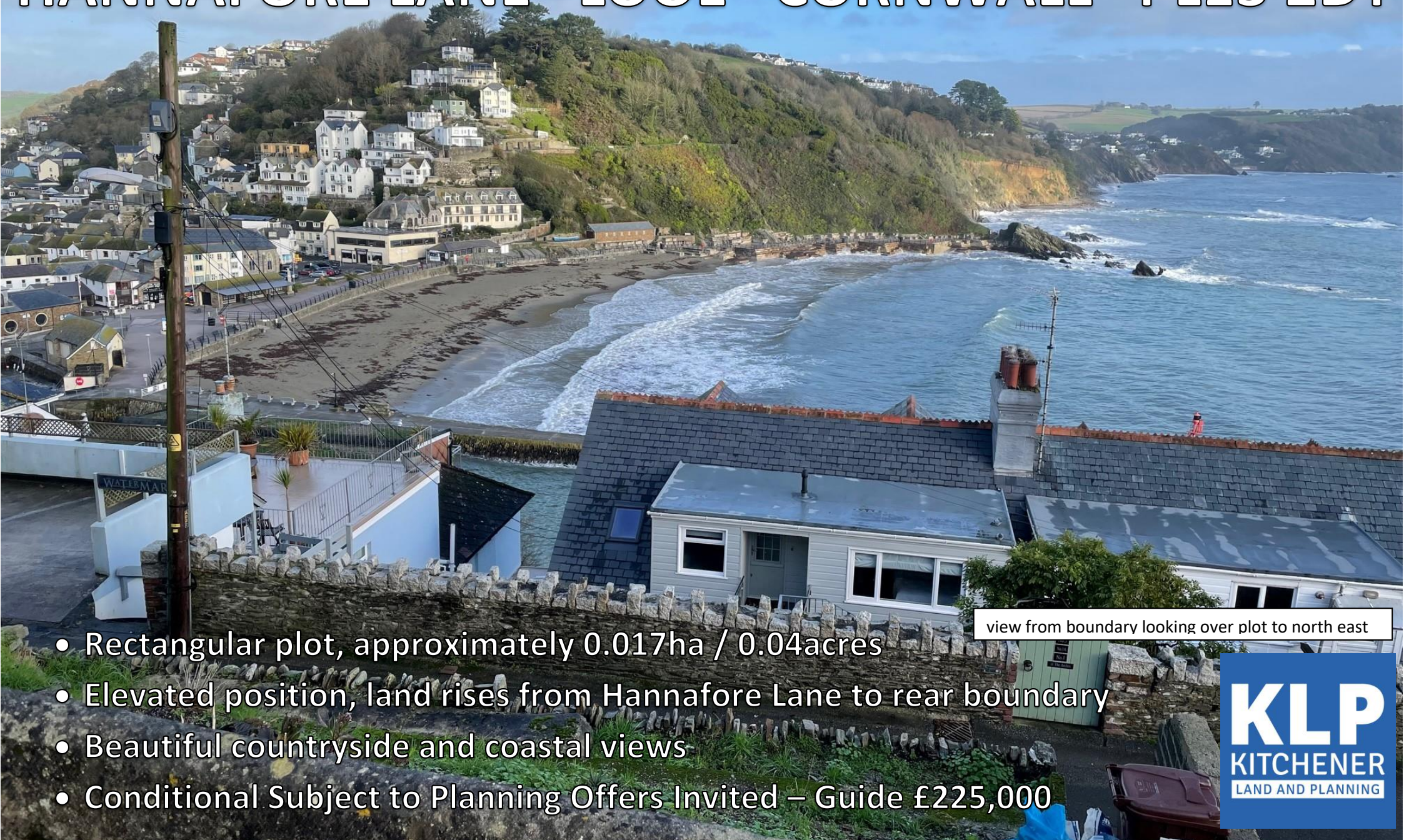


PRIME POTENTIAL BUILDING PLOT WITH STUNNING VIEWS AND ASPECT

HANNAFORE LANE LOOE CORNWALL PL13 2DT



- Rectangular plot, approximately 0.017ha / 0.04acres
- Elevated position, land rises from Hannafore Lane to rear boundary
- Beautiful countryside and coastal views
- Conditional Subject to Planning Offers Invited – Guide £225,000

view from boundary looking over plot to north east

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – PL13 2DT

KLP are delighted to offer this wonderfully located potential building plot set in an elevated position offering stunning countryside and coastal views across Looe and beyond. The plot extends to approximately 0.017ha/0.04 acres with a road frontage onto Hannafore Lane of approximately 24M. The land rises from Hannafore Lane to the rear boundary with Dawn Road.

An application made by the previous owner to Cornwall Council for a dwelling on the plot was refused in April 2014 on design issues and as Cornwall Council stated, impact on the Looe Conservation Area and the locality. This refusal was appealed by the previous however the appeal was dismissed in November 2014. Conservation Area consent was granted in April 2014 for the demolition of garage buildings on the plot.

The Appeal Inspector makes clear the design observations supporting his decision. The previous owners however did not subsequently seek to address the reasons for refusal and submit a new application. For example, immediately adjoining the plot to the north is a recently constructed substantial house (PA11/03472 & PA13/00888 - The Crows Nest) which could form the template of a new application on the plot for sale.

NOTE - One element of the application was to include three garages for the occupants of The Arches, our clients adjacent property. This will be a condition of the sale and for any new application.

LOOE, CORNWALL

Looe is a small coastal town with a working fishing port. The town is set in a valley, separated in two by the River Looe. A variety of shops, pubs and restaurants lead down to the seafront with a sandy beach and the Banjo Pier Looe is famous for its food with its fish market where you can buy local produce and you will find many eateries in the town serve up award winning fare from fish and chips near the river to gourmet menus in restaurants overlooking the harbour. There is a Golf Club approximately 4 miles from the property and a tennis court in West Looe, as well as the Looe Sailing Club and Looe Rowing Club. There is a train connection from Looe which takes you along the Looe Valley Line to the local town of Liskeard, where there is a main line to London Paddington.

PLANNING

Cornwall Council refused planning permission 01 April 2014 under application PA13/08595 for the demolition of garage building and redevelopment of site with construction of a detached dwellinghouse with integral garage facilities (to partly include replacement garaging facilities for the occupantys of The Arches).

The above refusal was appealed to The Planning Inspectorate, the appeal was dismissed, dated 12 December 2014.

Cornwall Council granted Conservation Area consent under application PA13/08852 for the demolition of garage buildings, approval dated 01 april 2014.

A planning information pack is available upon request via a drop box link which also includes planning information for the adjacent property, The Crows Nest.

VIEWING – STRICTLY BY APPOINTMENT ONLY

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

METHOD OF SALE

Freehold for sale by Private Treaty.

Conditional subject to planning offers are invited for the freehold, unconditional offers will also be considered.

Guide £225,000

CONTACT – Darryl Hendley



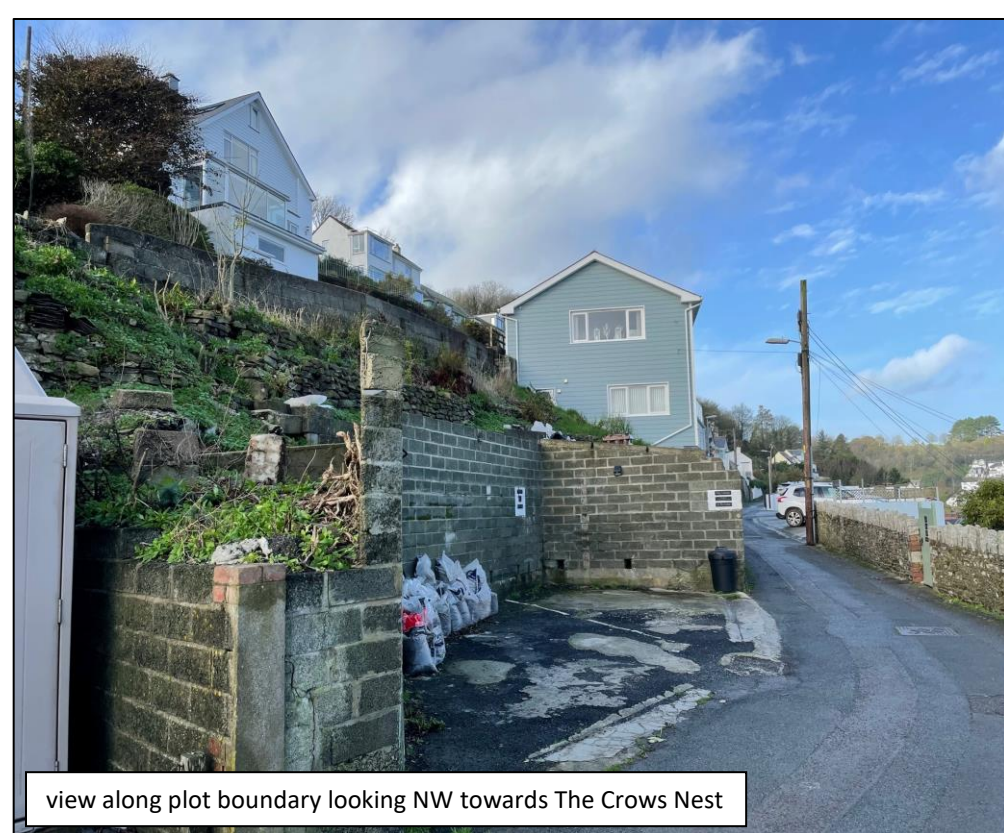
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Ref: 838/DH/R4



APPROXIMATE LOCATION PLAN – NOT TO SCALE

APPROXIMATE LOCATION PLAN – NOT TO SCALE



view along plot boundary looking NW towards The Crows Nest



view along plot boundary looking SE



LOCATION PLAN – NOT TO SCALE

Approximate plot highlighted in green



view from boundary looking over plot to south east