

9 FULLY SERVICED SELF BUILD/CUSTOM BUILD BUILDING PLOTS

OR ALTERNATIVELY SITE CAN BE DEVELOPED AS A SITE FOR 7 DETACHED DWELLINGS

ST CATHERINES HILL CHAPEL LAUNCESTON PL15 7EH



- Outline Planning Permission (PA20/10542) for 9 Self Build dwellings
- Or - Outline Planning Permission (PA18/11204) for 7 dwellings
- Scheme for 9 -Land owner to construct road and services (not gas) to each plot
- Elevated position- Indicative not binding unit types
- Offers Invited – For individual Plots, see Guide Prices
- – or £900,000 the site

view across plots to the west



THE PROPERTY – PL15 7EH

The property benefits from outline consent for 9 detached self build/custom build dwellings as well as an earlier outline consent for 7 detached dwellings. The site can be purchased as a whole and the purchaser can develop on the basis of either consent. If a self build plot is sold first, then the landowner will retain ownership of the balance and continue selling plots until all 9 plots are sold.

This is a greenfield site situated in a sought after location adjacent to low density established residential dwellings in the Chapel area of Launceston on the west fringe of the town and extends to approximately 0.59ha/1.46 acres. The land has a gently sloping southerly aspect that affords open views to the south. The approximate position of the proposed site road has had the turf removed. The east/south/west boundaries are established hedgerows, the north boundary is approximately marked on the ground.

THE SCHEME FOR 7 DETACHED DWELLINGS benefits from outline planning permission. See below the Proposed Indicative Site Layout for the 7 dwellings.

THE SELF BUILD/CUSTOM BUILD SCHEME benefits from outline planning permission for 9 self build dwellings and represents a very attractive opportunity to purchase a **fully serviced building plot** from Southern Properties. **Southern Properties will construct all the necessary on and off site infrastructure, eg, the access, on site road, foul drainage and services (electric, telecoms, water - there is no mains gas in this location) with connection points to plot boundary or adjacent.** See below the Proposed Indicative Site Layout for the 9 plots. Purchasers will have the option to either employ their own contractor or Southern Properties will negotiate and agree a fixed price building contract.

The submitted Design Code Statement will frame the development confirming that the dwellings proposed for plots 1,2,3,8,9 will be either bungalows or dormer bungalows, the dwellings proposed for 4,5,6,7 will be no more than two storey houses. The indicative site layout plan (see below) proposes a unit type for each plot and whilst these are not binding, in order to ensure a continuity throughout the development, Southern Properties will reserve the right to approve all designs.

Plot 1 0.11 acres / 0.04 ha	Plot 2 0.10 acres / 0.04 ha	Plot 3 0.11 acres / 0.04 ha
Plot 4 0.15 acres / 0.06 ha	Plot 5 0.14 acres / 0.06 ha	Plot 6 0.15 acres / 0.06 ha
Plot 7 0.15 acres / 0.06 ha	Plot 8 0.12 acres / 0.05 ha	Plot 9 0.10 acres / 0.04 ha

LAUNCESTON

Situated amidst rolling countryside close to the Devon border and within the picturesque Tamar Valley, the market town of Launceston is conveniently situated between Dartmoor and Bodmin Moor and within easy reach of the north and south Cornish coasts. The town is well known for the independent shops lining its narrow streets and town square whilst also offering a range of larger retailers. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. The city of Plymouth is c.25 miles to the south via the A388, Exeter and the M5 is c.40 miles to the east via the A30.

PLANNING & TECHNICAL

Scheme for 7 Detached - Outline Planning Permission was granted under application PA18/11204 dated 20 May 2019 for 7 detached dwellings. All matters reserved except for access. This development will be liable to make contributions under a S106. CIL is zero rated for this location.

Subsequently a Consent to Discharge application PA20/03241 of conditions 4,6, 8 of application PA18/11204, was confirmed 08 Jul 2020.

Self Build/Custom Build Plots – Outline Planning Permission was granted under application PA20/10542 for a proposed development of 9 self build dwellings using the existing access already approved (Ref:PA20/03241) at land south of Rosebank, road from St Catherines Hill to Upper Chapel, Chapel, Launceston PL15 7EH was validated by Cornwall Council on 27 Nov 2020.

S106 contributions will be paid by the landowner for any self build/custom build plots sold. If the site is sold as a whole then the purchaser will be responsible for these contributions.

A comprehensive planning & technical information pack is available on request including a guidance sheet on Self Build and Custom housebuilding as supplied by our client. This in turn offers a link to Government guidance in this regard.

METHOD OF SALE

For sale by Private Treaty

The Site - Offers Invited £900,000

Individual Plots – Guide price includes any S106 contributions, road, foul drainage and services to plot boundary/adjacent.

Plot 1 For Sale - £149,500	Plot 2 For Sale - £149,500	Plot 3 For Sale - £149,500
Plot 4 For Sale - £180,000	Plot 5 For Sale - £170,000	Plot 6 For Sale - £170,000
Plot 7 For Sale - £165,000	Plot 8 For Sale - £145,000	Plot 9 For Sale - £145,000

VIEWING – STRICTLY BY APPOINTMENT ONLY - Please contact Darryl Hendley at KLP to arrange a viewing. Access from Upper Chapel Road is via a locked gate.

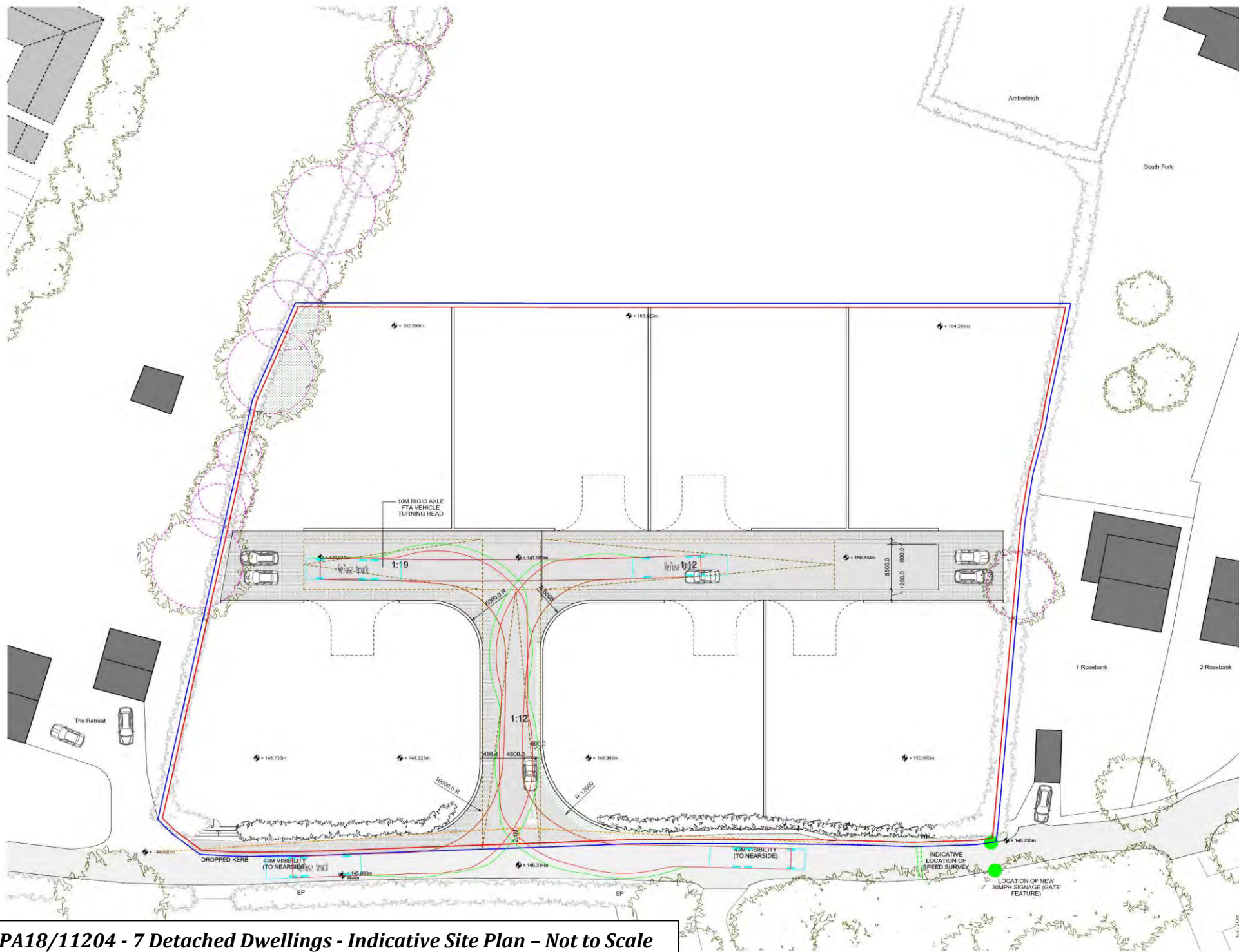


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Tel. 01392 879300

Ref: 636/DH/R4

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NOTES:
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PA18/11204 - 7 Detached Dwellings - Indicative Site Plan - Not to Scale

ANTECCA HOMES
RESIDENTIAL DEVELOPMENT
ON LAND AT CHAPEL

PROPOSED INDICATIVE SITE PLAN

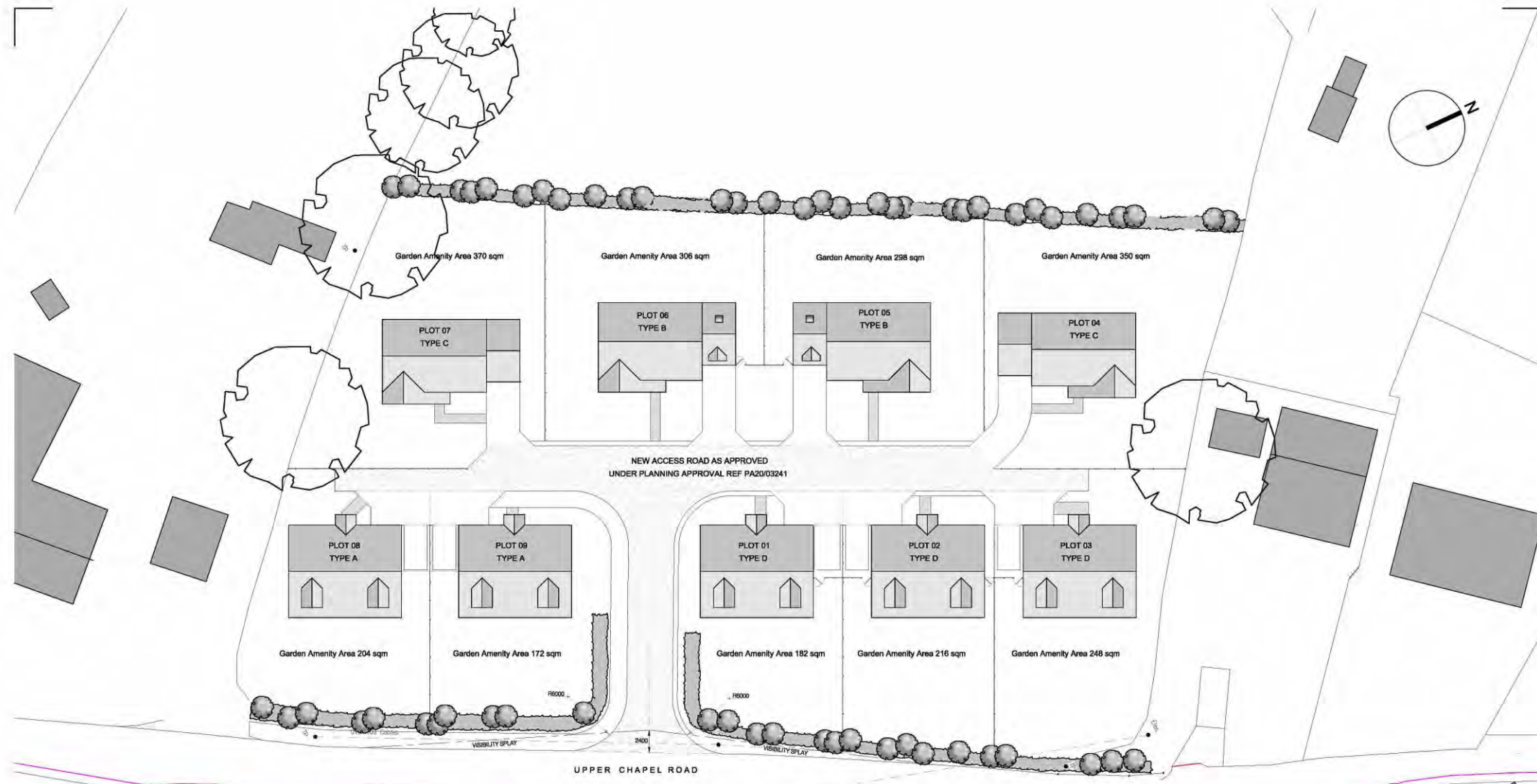
ISSUED: 01/02/2019

SCALE: 1:200 @ A1

PURPOSE: PLANNING

180608-FATKIN-XX-XX-DR-AX-91103

P4



New Cornish Hedgerow Planting to NW & SE Boundaries
 New Cornish hedgerow to be planted with indigenous species:
 Mixed hedge of hawthorn, cherry plum, hazel, field maple, holly,
 spindle, guelder rose, wild privet, common dogwood, dogrose.
 Approximately 1200 whips planted at 5 per metre

PA/20/10542 - 9 Self Build Dwellings Indicative site Layout - Not to Scale

ISSUE:					
FEASIBILITY STUDY	<input type="checkbox"/>				
PRELIMINARY	<input type="checkbox"/>				
PLANNING	<input checked="" type="checkbox"/>				
BUILDING REGULATION	<input type="checkbox"/>				
PRODUCTION INFORMATION	<input type="checkbox"/>				
AS BUILT	<input type="checkbox"/>				
REVISIONS:					
REV	DATE	DESCRIPTION	INITIALS		
1	18.11.20	Revised to clients comments for 9 units	MS		

CLIENT:
 SOUTHERN PROPERTIES

PROJECT:
 PROPOSED RESIDENTIAL
 DEVELOPMENT OF 9 UNITS
 ON LAND AT CHAPEL
 LAUNCESTON

DRAWING TITLE:
 PROPOSED INDICATIVE
 SITE LAYOUT

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SCALE: 1:200 (A1)
 DATE: November 2020
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 CHECKED BY: TH

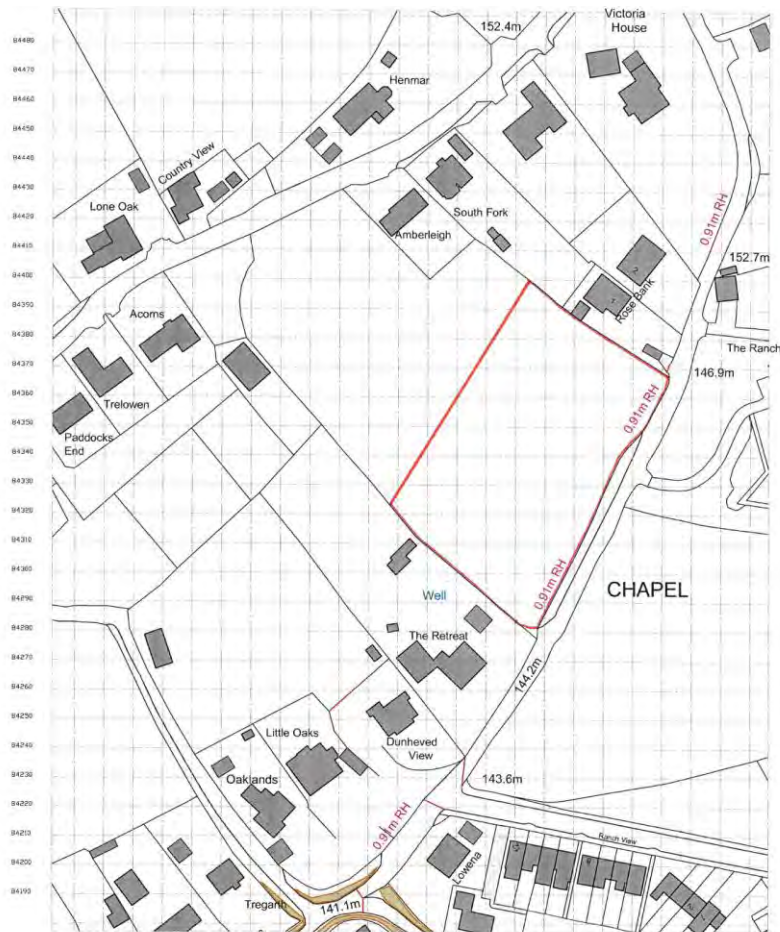
Rogers & Jones
 ARCHITECTS



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DRAWING NO.

2090 (PL-)01 E



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REVISIONS
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ISSUE
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CLIENT
SOUTHERN PROPERTIES

PROJECT
RESIDENTIAL DEVELOPMENT
LAND AT CHAPEL
LAUNCESTON
CORNWALL

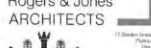
DRAWING TITLE
OS LOCATION PLAN

SCALE
1:1000 (A4)
1:1000 (A3)
1:1000 (A2)
1:1000 (A1)
1:1000 (A0)

DATE
20/01/2021

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DRAWING NO.
2090 (S)-01 A



Not to Scale

01 OS LOCATION PLAN
1:1000 (A3)



9 self build dwellings - CGI of potential dwelling, front elevation, plots 1,2,3,8,9



9 self build dwellings - CGI of potential dwelling, rear elevation, plots 1,2,3,8,9



9 self build dwellings - CGI of potential dwellings, plots 5,6



9 self build dwellings CGI of potential dwellings, plots 5,6



9 self build dwellings - CGI of potential dwellings, plots 5,6



view across plots to the south



view across plots to the east



view across plots to the north