

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 conditon 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

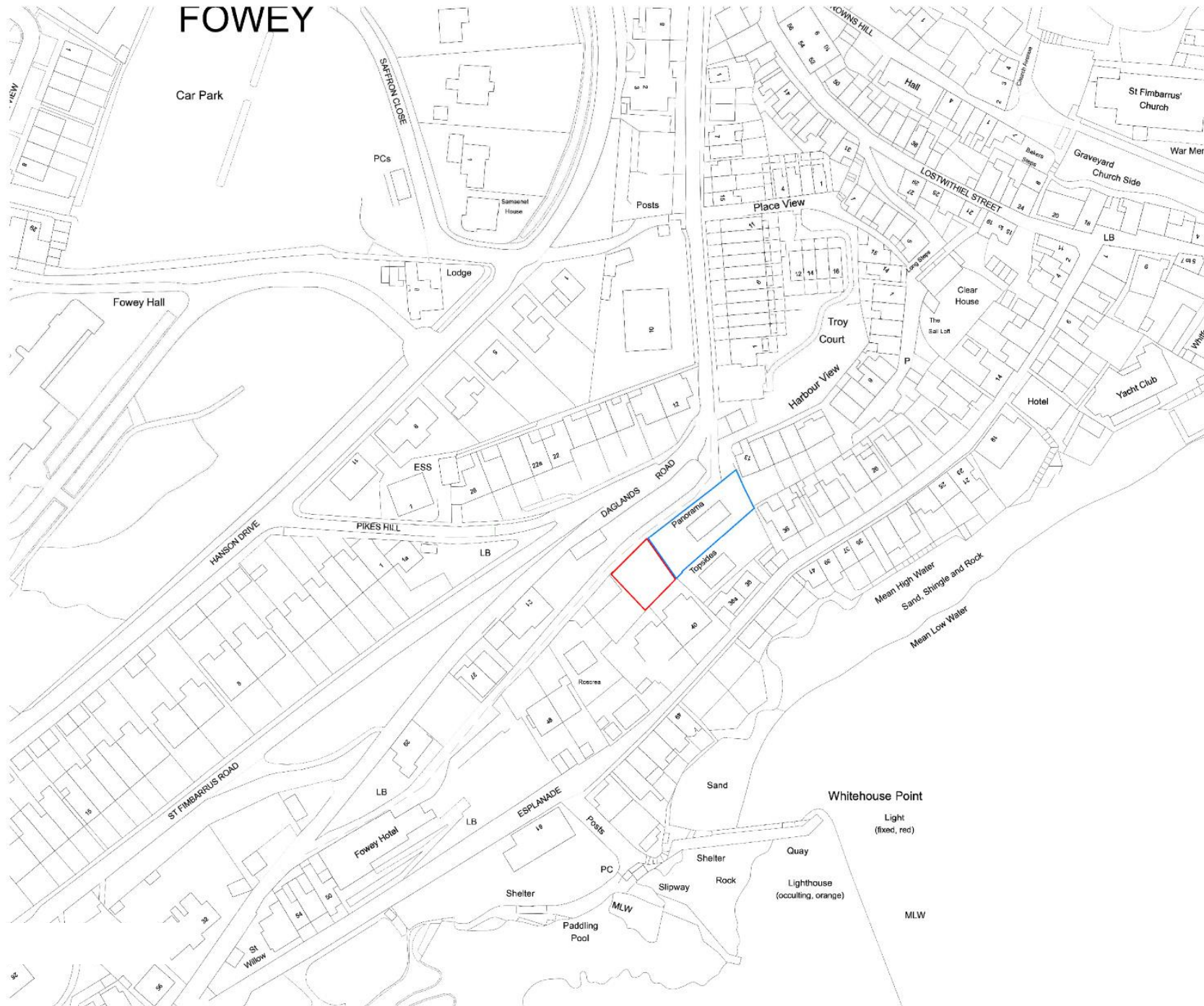


Newcourt Barton
Clyst Road, Topsham
Exeter, EX3 0DB
Email: darryl@klp.land

01392 879300
07850 275265

Ref: 786/DH/R2

FOWEY



Location Plan

NOTES:
 (C) Create Design Ltd - Any unauthorised use, reproduction or distribution of the document or it's contents will constitute an infringement of copyright.
 This document is to be read in conjunction with all other relevant information.
 Any discrepancies noted are to be raised as soon as possible.
 Do not scale from this drawing for construction purposes.

© Crown copyright and database rights 2020 Ordnance Survey (100058518)
 0m 10 20 30 40 50 60 70
 Scale Bar 1:1250



Revisions

No.	Date	Description

INFORMATION ONLY



REV: _____ DATE: _____

CREATE
 DESIGN + ARCHITECTURE
 Isambard House, Brunell Business Park, The Sidings, Saint Austell,
 PL25 4TJ
 +44 (0) 1726 63386 create@outhwest@createdesign.org
 www.createdesign.org/outhwest

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: **Location Plan**

CDA REF: SCALE: PAPER SIZE: DRAWN: CHKD:
 CDSW531 1: 1250 A3 RC JJ

DATE: 01/12/2021 STATUS: 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

NOTES:
 (C) Create Design Ltd. Any unauthorised use, reproduction or distribution of the document or its contents will constitute an infringement of copyright.
 This document is to be read in conjunction with all other relevant information.
 Any discrepancies noted are to be raised as soon as possible.
 Do not scale from this drawing for construction purposes.
 © Create Design Ltd. All rights reserved. 2020 Ordnance Survey 100058518

Revisions

Rev.	Date	Description
A	28/04/2021	Updated Location Plan with Footpath
B	22/07/2021	Amended from Silverdale Design Report. Changes to Material, Landscaping, Steps and Style
C	23/09/2021	Revised Floor, Revised Basement Floor, Deck 1m, reduced Lower Ground Floor Terrace, Revised gracing in the Aisle, removed some panels and replaced with solid panels.

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

CREATE
 DESIGN + ARCHITECTURE
 11 Market House, Bristol Business Park, The Grange, South Aust, PL23 4JZ
 444 (0) 120 810000 create@create.co.uk
 www.create.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 4JL
 DRAWING NAME: Proposed Perspective

CDA REF: SCALE: PAPER SIZE: DRAWN: CRD:
 CDBW531 A3 JZ

DATE: 23/09/2021 STATUS: Planning

0831 CDA XX XX DR A 5 0203

PLANNING ISSUE:

Proposed Perspective

Proposed Perspective - Not to Scale

NOTES:
 (C) Create Design Ltd. Any unauthorised use, reproduction or distribution of the document or its contents will constitute an infringement of copyright.
 This document is to be read in conjunction with all other relevant information.
 Any discrepancies noted are to be raised as soon as possible.
 Do not scale from this drawing for construction purposes.
 © Create Design Ltd. All rights reserved. 2020 Ordnance Survey 100058518

Revisions

Rev.	Date	Description
A	23/09/2021	Submitted as per Part 8 Report
B	28/07/2021	Amended from Silverdale Design Report. Changes to Material, Landscaping, Steps and Style
C	23/09/2021	Revised Floor, Revised Basement Floor, Deck 1m, reduced Lower Ground Floor Terrace, Revised gracing in the Aisle, removed some panels and replaced with solid panels.

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

CREATE
 DESIGN + ARCHITECTURE
 11 Market House, Bristol Business Park, The Grange, South Aust, PL23 4JZ
 444 (0) 120 810000 create@create.co.uk
 www.create.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 4JL
 DRAWING NAME: View Line Section

CDA REF: SCALE: PAPER SIZE: DRAWN: CRD:
 CDBW531 A3 JZ

DATE: 23/09/2021 STATUS: Planning

0831 CDA XX XX DR A 5 0203

PLANNING ISSUE:

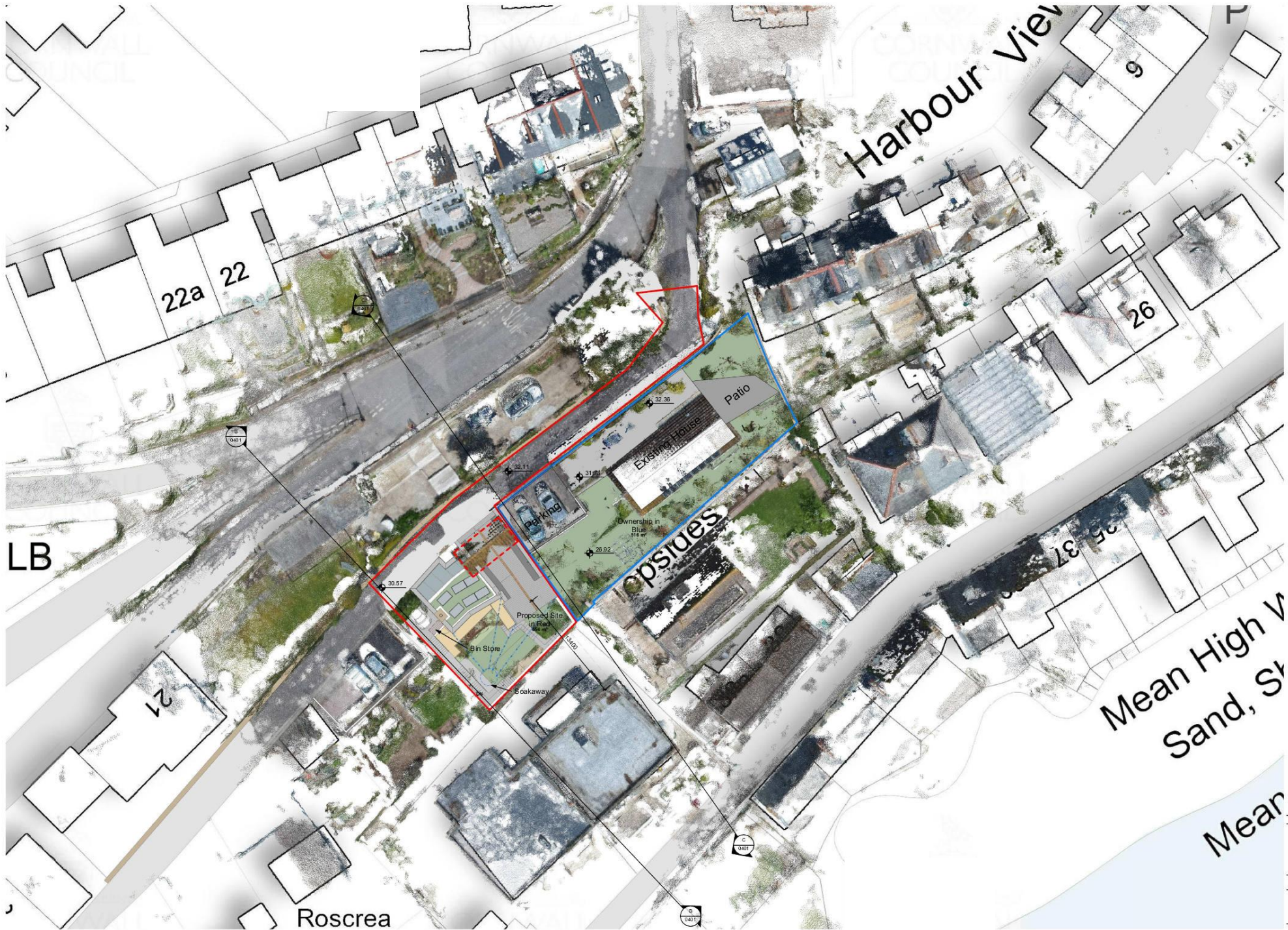
View Line Section
 1 : 200

Number 21

Number 40 behind Esplanade

Terrace on Esplanade

View Line - Not to Scale



NOTES:
 © Create Design Ltd. Any unauthorised use, reproduction or distribution of this document or its contents will constitute an infringement of copyright.
 The accuracy of the information is not guaranteed.
 Any discrepancies noted are to be raised as soon as possible.
 Details shall remain final pending construction approval.
 © Ordnance Survey copyright 1978/2000. Ordnance Survey 1:10000 (61).
 Date: 20/01/2021
 Scale: 1:200



PLANNING ISSUE:

Dashed Red Line = Existing Garage to be Demolished

Revisions	Revised By	Revised Date
A	23/04/2021	Updated Location Plan with Proposed
B	23/05/2021	Amended from Structural Design Report - Changes to Materials, Landscaping, Steps and Style
C	23/05/2021	Removed Pool, Revised Retention Plan with 10% reduction in Ground Floor Terrace, Removed existing in the Area, removed some paving and replaced with sand gravel.

RIBA # RTPI

DATE: 23/05/21

CREATE
 DESIGN + ARCHITECTURE

100% RIBA # RTPI

CLINT: Mr. Stephen Luck

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

ADDRESS: Panorama, Clagh Wood Road, Finery, Cornwall, PL23 1LJ, Proposed Site Plan

DRAWING NAME: Proposed Site Plan

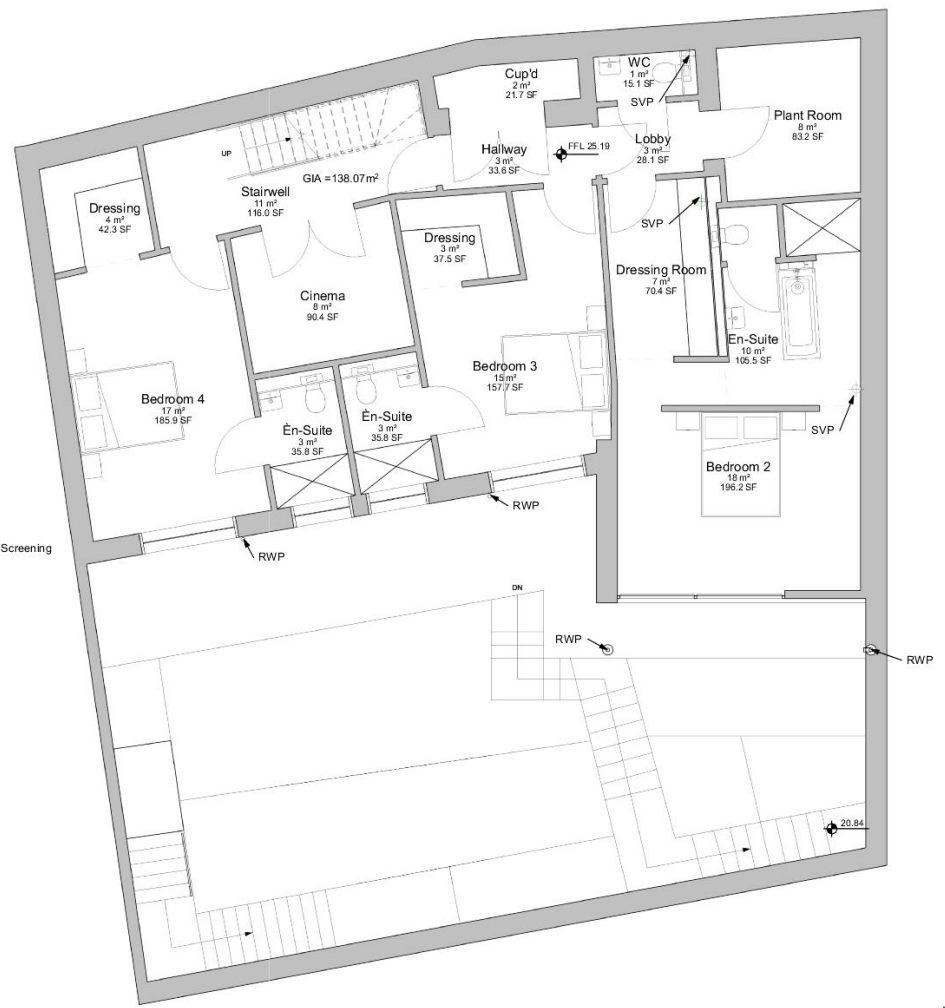
DATE: 23/05/21 STATUS: Planning

Site Plan

Site Plan – Not to Scale



Proposed Lower Ground (GIA=115.85msq)



Proposed Basement (GIA=128.01msq)

PLANNING ISSUE:

Revisions

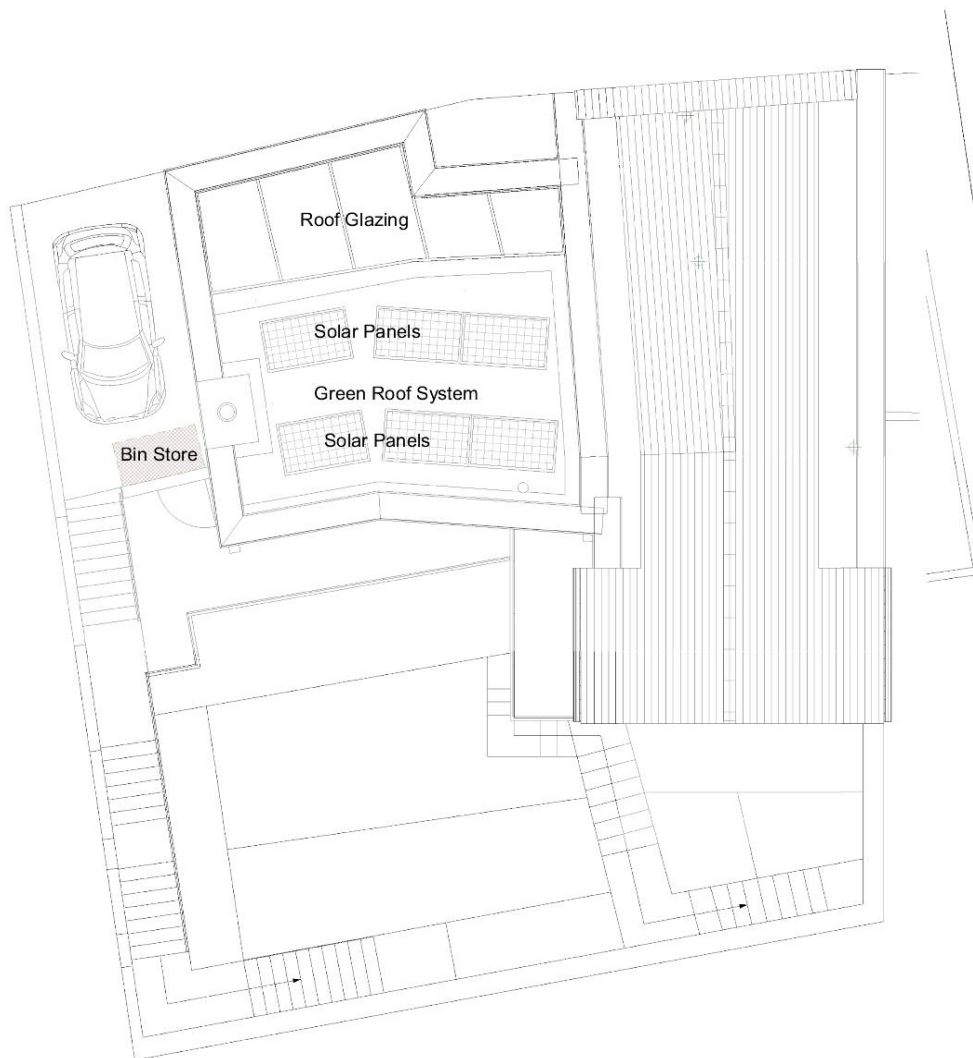
No.	Date	Description
A	28/04/2021	Updated Locum Plan with Formwork
B	22/07/2021	Amended from Blueprints Design Report - Changes to Materials, Landscaping, Steps and Styling
C	22/09/2021	Removed Floor, Moved Basement Floor back 1m, reduced Lower Ground floor Formwork, Removed glazing in the Atrium, removed some glazing and replaced with solid panels.

RIBA # RTPI # DA 78 21632021

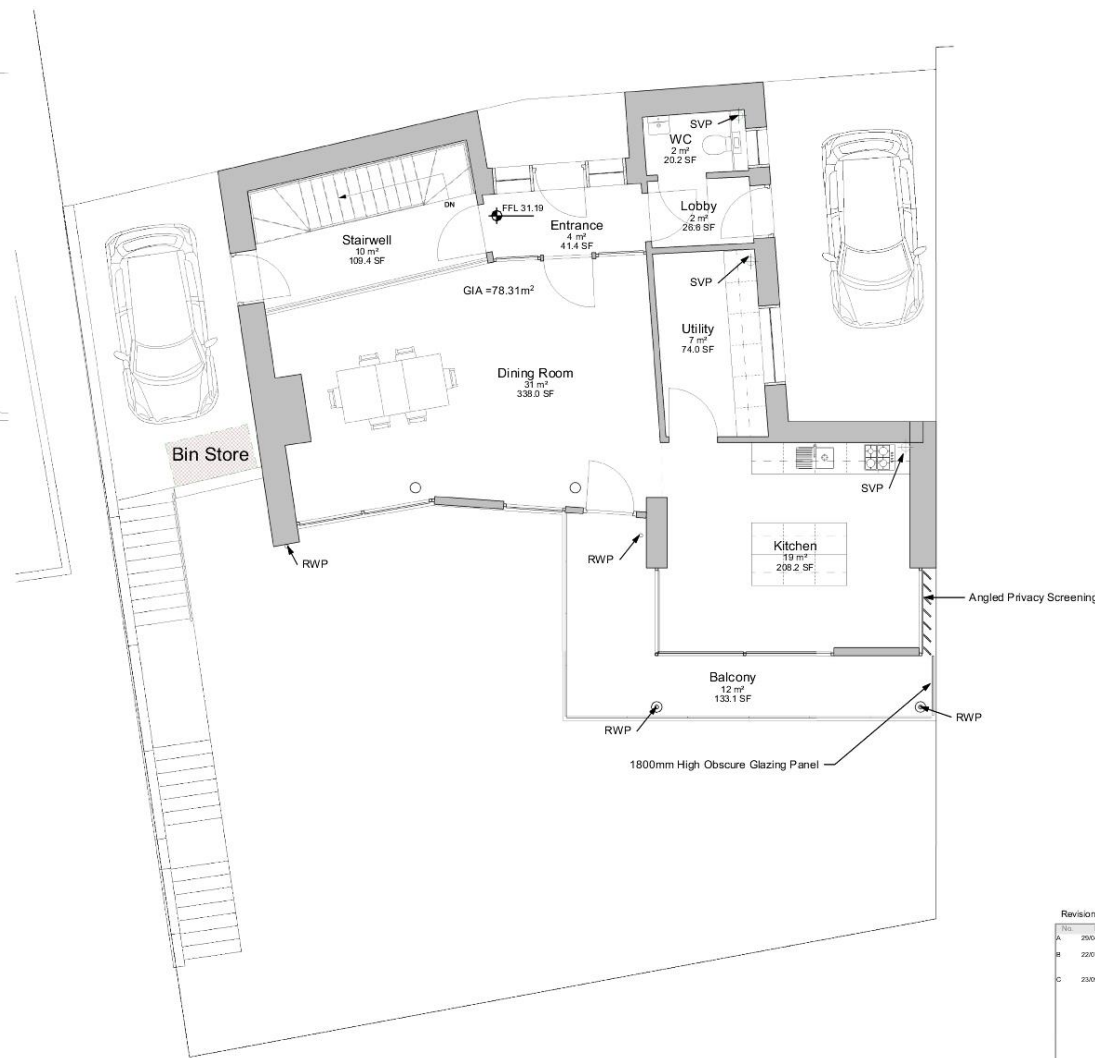
CREATE
 DESIGN + ARCHITECTURE
 1st Floor, 10, Westbourne Park, The Grange, Westbourne, London, W12 0AG
 +44 (0) 20 8346 0000 create@create.co.uk
 www.create.co.uk

CLIENT: Mr Stephen Lutz
 PROJECT: Demolition of the existing garage and the erection of a dwelling
 ADDRESS: Parsons Dignity Road, Faversham, Kent, ME13 1LJ
 DRAWING NO: Proposed Lower Ground Floor Plan and Basement Plan
 NAME:

Not to Scale



Proposed Roof
1 : 50



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

PLANNING ISSUE:

Rev.	Date	Description
A	20/04/2021	Updated Location Plan with Footprint
B	22/07/2021	Amended from Strategic Design Report - Changes to Materials, Landscaping, Steps and Cycle
C	23/09/2021	Removed Pool, Moved Rampment Floor into the Proposed Lower Ground Floor Terrace. Removed glazing in the Area, introduced some glazing and replaced with solid panels.

RIBA # RTPI # DATE: 23/09/21

CREATE
 DESIGN + ARCHITECTURE
 15, 20 ALF
 14-15 TOWN SQUARE, SOUTHAMPTON, HANTS, SO9 4JF
 TEL: 01703 631881 EMAIL: create@createarchitecture.com
www.createarchitecture.com

CLIENT: Mr Stephen Luck
 PROJECT: Demolition of the existing garage and the construction of a dwelling
 ADDRESS: Panorama, Doghills Road, Fovwy, Cornwall, PL23 1JL
 DRAWING: Proposed Roof Plan and Ground Floor Plan
 DATE: 23/09/21
 CDRAWN: CHAD
 CHECKED: JJ

NOT TO SCALE



view from Panorama looking up river