

DEVELOPMENT SITE FOR 2 DWELLINGS

SOUTHERN ROAD, CALLINGTON, PL17 7EP

- Full Detailed Planning Permission Ref. PA21/07721
- Available as a Whole or Separate Plots
- Offers invited for the whole or each plot



View across the site looking north from southern boundary of Plot 2

THE PLOTS – PL17 7EP

An opportunity to acquire a development site for two large detached dwellings, or offers will be considered for the two individual building plots separately. The site is currently part of the curtilage of a property called Little Green which is a substantial house set within approx. 2.7 acres on the southern edge of Callington, and the approved site sits within approx. 0.7 acres.

The site benefits from full detailed planning permission (Ref.PA21/07721) for two detached 4-bedroomed houses with double garages with a new access drive from the A390 Southern Road to serve both dwellings. Each of the proposed dwellings are shown as generously sized 4 bedroomed properties with gross internal floor areas of approximately 190 sqm (2,045 sqft) each, both with attached double garages of approx. 34sqm (366sqft).

PLEASE NOTE: The seller, who owns Little Green, will be restricting the site to 2 dwellings and as per the planning permission (Ref.PA21/07721) approved drawings. However, they may consider an increase in dwelling numbers and alteration to the approved plans, subject to their approval and legal variation to the restrictive covenant in the sale contract.

CALLINGTON

The Cornish market town of Callington has a rich industrial history as a silver and tin mining town. Today, Callington offers a wide range of amenities including pubs, restaurants, cafes, and takeaways, as well as primary and secondary schools, a superstore, pharmacy, doctors surgery, and bank. The town is within an area offering some of the finest West Country scenery, including the stunning Tamar Valley, an area of outstanding natural beauty. This can be explored by boat, on the Tamar Passenger Ferry or by car. There is also a train station at nearby Gunnislake with regular services to Plymouth.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

PLANNING

Cornwall Council granted detailed planning permission (Ref:PA21/07721) for the erection of two detached houses including double garages, access, parking, turning and gardens on land west of Little Green, Southern Road, Callington, PL17 7EP on 28th April 2022. A subsequent application to discharge planning condition No.3 (Payment of the S111 Agreement) was confirmed as discharged by notice on 30th September 2022.

Please note that CIL is liable on this development in the sum of £40,716.98 (index linked), although self-build exemption is possible, please see the following link for details: <https://www.gov.uk/guidance/community-infrastructure-levy#para082>

Copies of the plans and planning permission are held on file by the agents.

METHOD OF SALE

Offers are invited in the region of £200,000 for each plot or offers will be considered for the freehold site.

SERVICES

It is understood that all mains services are available nearby, although all interested parties should make and rely upon their own enquiries of the relevant services providers.

CONTACT – REF: 842/PT/R1



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PROPOSED SITE LAYOUT PLAN (not to scale)

Drawing Number:
21/06/GIL/
PLA/ 02

Revisions:

Notes:

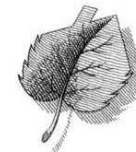
Drawn By:
JP

Date:

Scale:

Mr L Gillett
Two detached house at
Little Green
Cullington
PL17 7EP

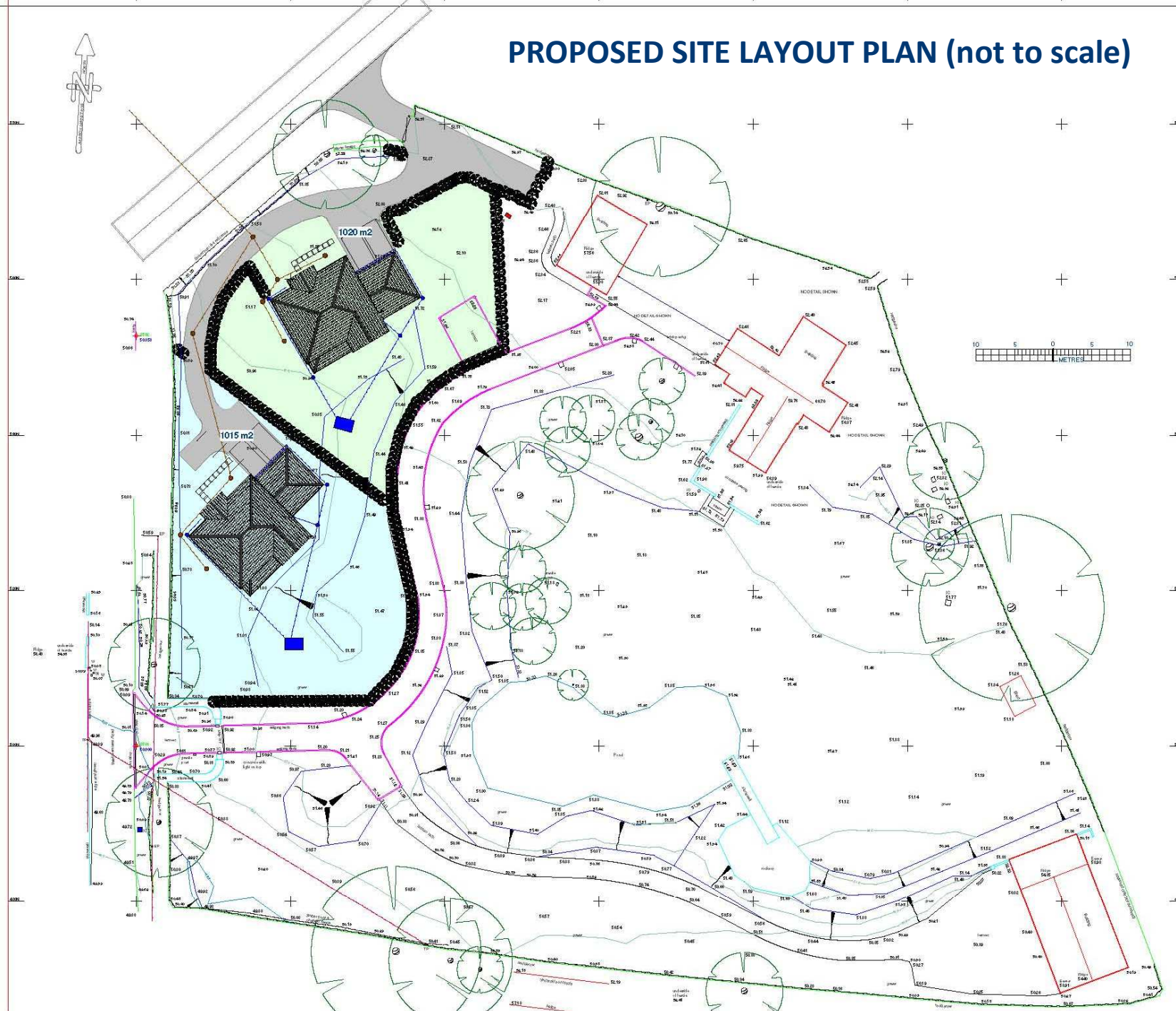
3D Home Design



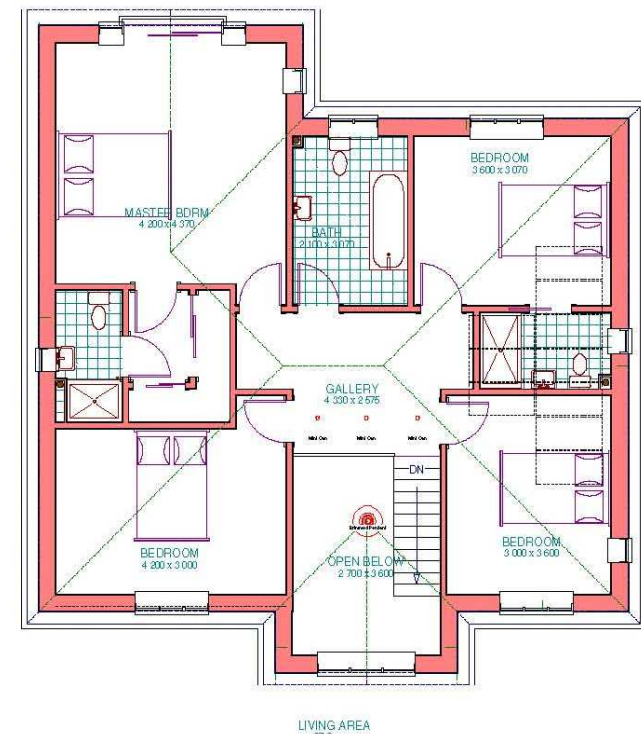
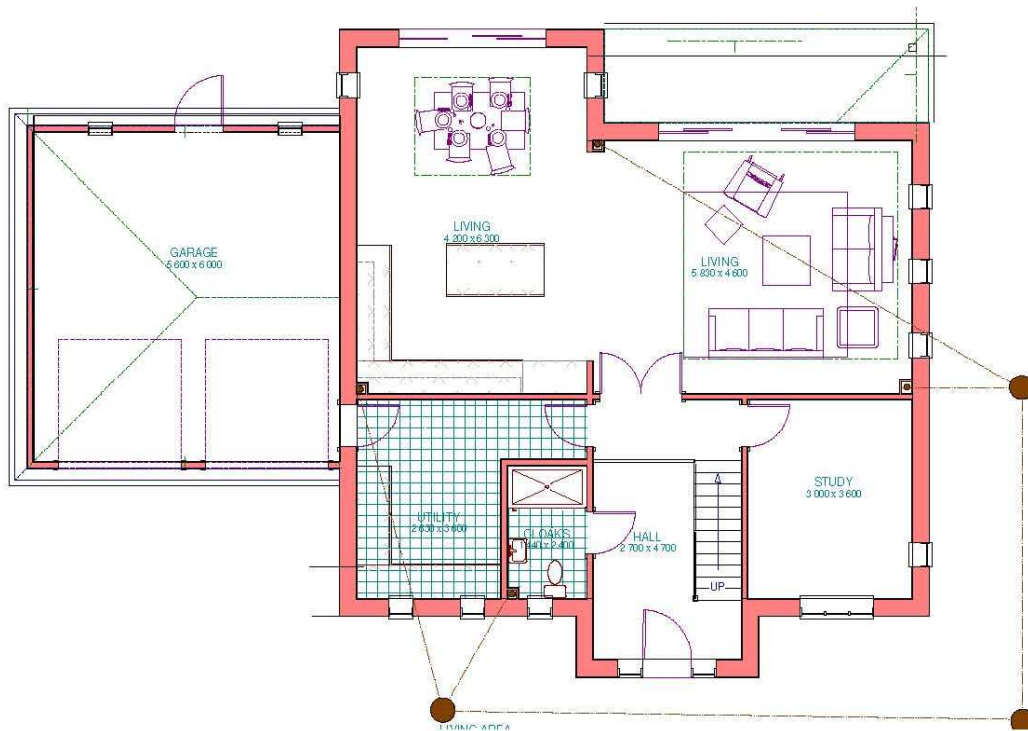
Brook Croft
Sampford Spiney
Yelverton PL20 7QX

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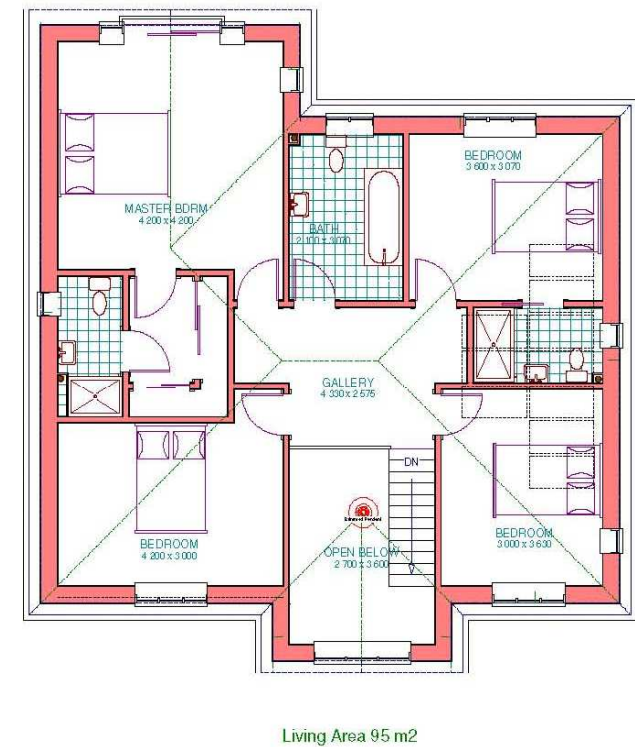
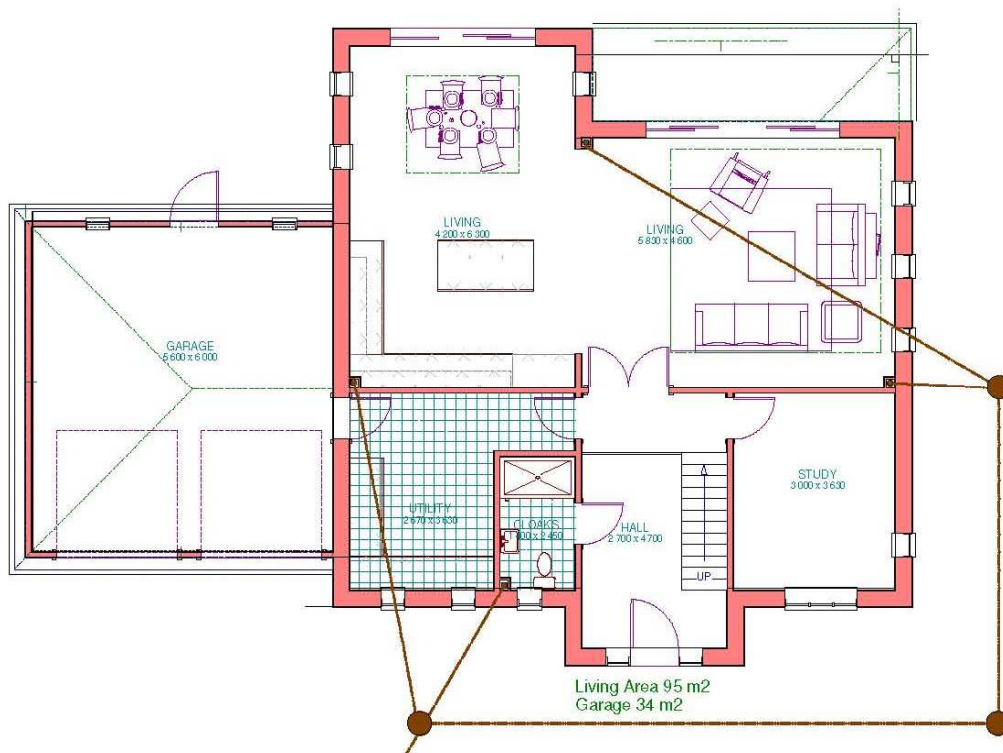
PROPOSED SITE PLAN



PLOT 1 - PROPOSED COMPUTER GENERATED IMAGES AND FLOOR PLANS (not to scale)



PLOT 2 - PROPOSED COMPUTER GENERATED IMAGES AND FLOOR PLANS (not to scale)





View from the site looking East



Google Aerial Image illustrating approximate plot areas in red

Google Earth



100 m