

# PRIME SINGLE BUILDING PLOT FOR DETACHED DWELLING LAND AT 1 NEW ROAD CAWSAND CORNWALL PL10 1PA

- Outline Planning Permission – Application PA21/06357
- Elevated village fringe plot, approximately 0.09 ha/0.22 acres
- Beautiful sea views across The Sound towards Plymouth
- Guide Price £500,000

view looking east over Kingsand

**KLP**  
KITCHENER  
LAND AND PLANNING

## THE PLOT – PL10 1PA

KLP are delighted to offer this prime single building plot situated in a stunning elevated position on the fringe of the picturesque and highly sought after adjoining villages of Cawsand and Kingsand, located on the south east Cornwall coast. The plot benefits from outline planning permission for the erection of a new self build dwelling, with details such as access, appearance, landscaping, layout and scale, to be the subject of a reserved matters application(s), attractively offering the purchaser a design “blank canvas” to work from. The Vendor will reserve the right to approve the plans, this right not to be unreasonably withheld.

The plot is roughly triangular in shape and rises from a level area where the dwelling is proposed to be constructed up to the west boundary. Access is proposed off the private road serving Cawsand Fort leading to a level parking area located on the plot’s south boundary. This parking area (approximately cross hatched red on the plan below) and rights of access was purchased by the Vendor in 2020 and held in a separate title to the building plot. The parking area below the plot off New Road will now be retained by the Vendor.

Established hedgerows denote the south and west boundaries. The north boundary with the Vendors property will need to be constructed comprising part deer fence and part close boarded fence. The east boundary will need to be constructed comprising close boarded fence.

## CAWSAND AND KINGSAND, SOUTH EAST CORNWALL

Cawsand and Kingsand are attractive and sought after twin adjoining Cornish villages in the southeast of the county, each with a lovely sand and shingle beach. Situated on the Rame Peninsula the villages overlook Plymouth Sound towards Plymouth.

Both villages have a selection of shops and places to eat including traditional pubs. A seasonal pedestrian ferry operates from the beach between April to October offering a service between Cawsand and the Barbican, Plymouth. An all year vehicle/pedestrian ferry service operates between nearby Torpoint (c.7 miles distant) and Plymouth.

## PLANNING

Cornwall Council (CC) granted outline planning permission with some matters reserved under application PA21/06357 for a new self build dwelling with replacement garden storage and workshop, including access and parking, at 1 New Road, Cawsand, Cornwall, PL10 1PA, dated 14 March 2022.

Notes - Condition 3 of the planning permission requires a contribution of £371 to recreational migration, this sum to be paid by the purchaser. Condition 4 requires that the dwelling shall not be occupied otherwise than by persons as their only or principal home.

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

## COMMUNITY INFRASTRUCTURE LEVY

CC confirmed that the proposed development will be liable for a Community Infrastructure Levy charge. We understand that an exemption will apply to a self build or a custom build, interested parties should however confirm with CC.

## METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty. Guide Price £500,000

## VIEWING – STRICTLY BY APPOINTMENT ONLY

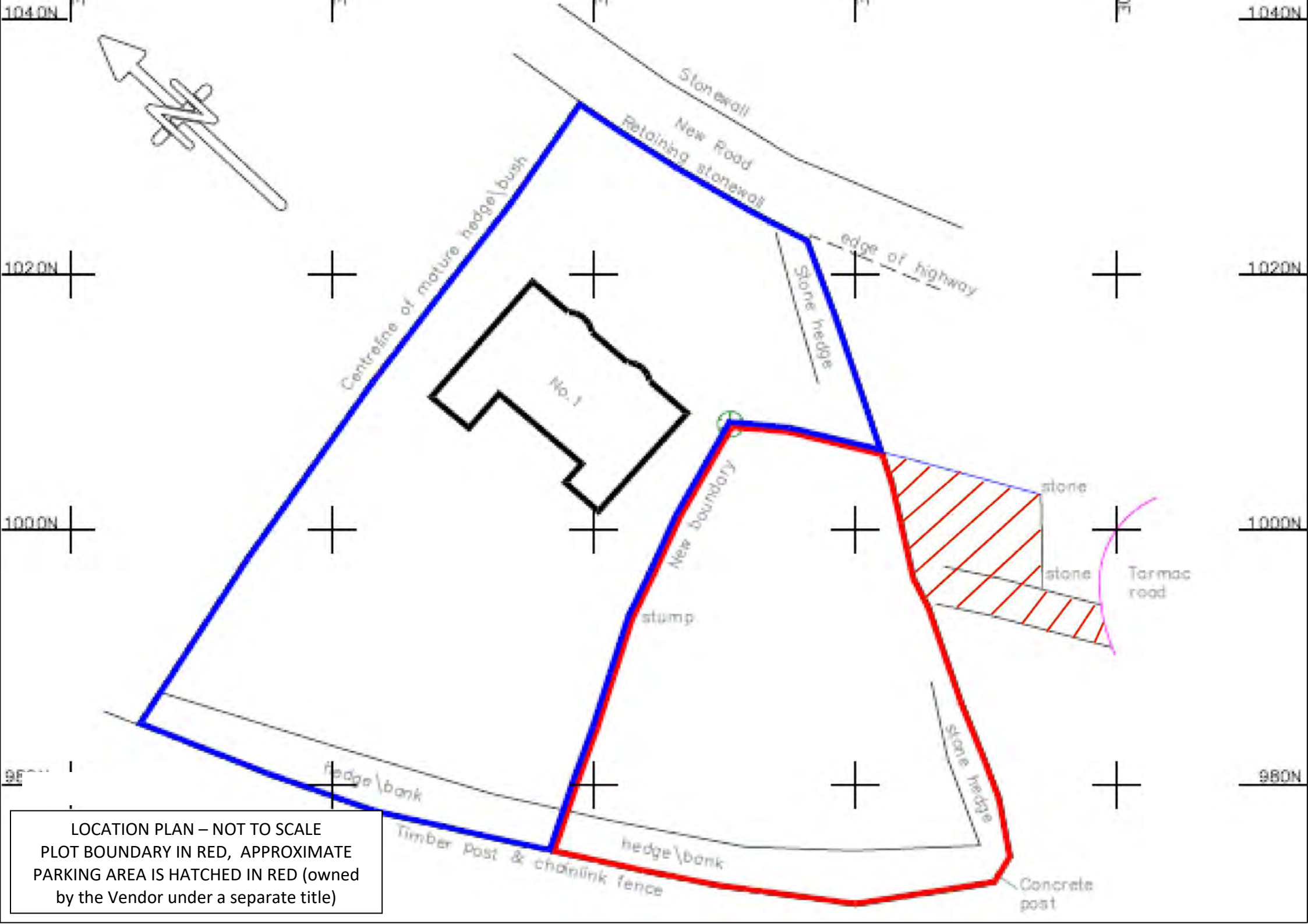
All viewings need to be via appointment with KLP on 01392 879300.

## CONTACT – Darryl Hendley

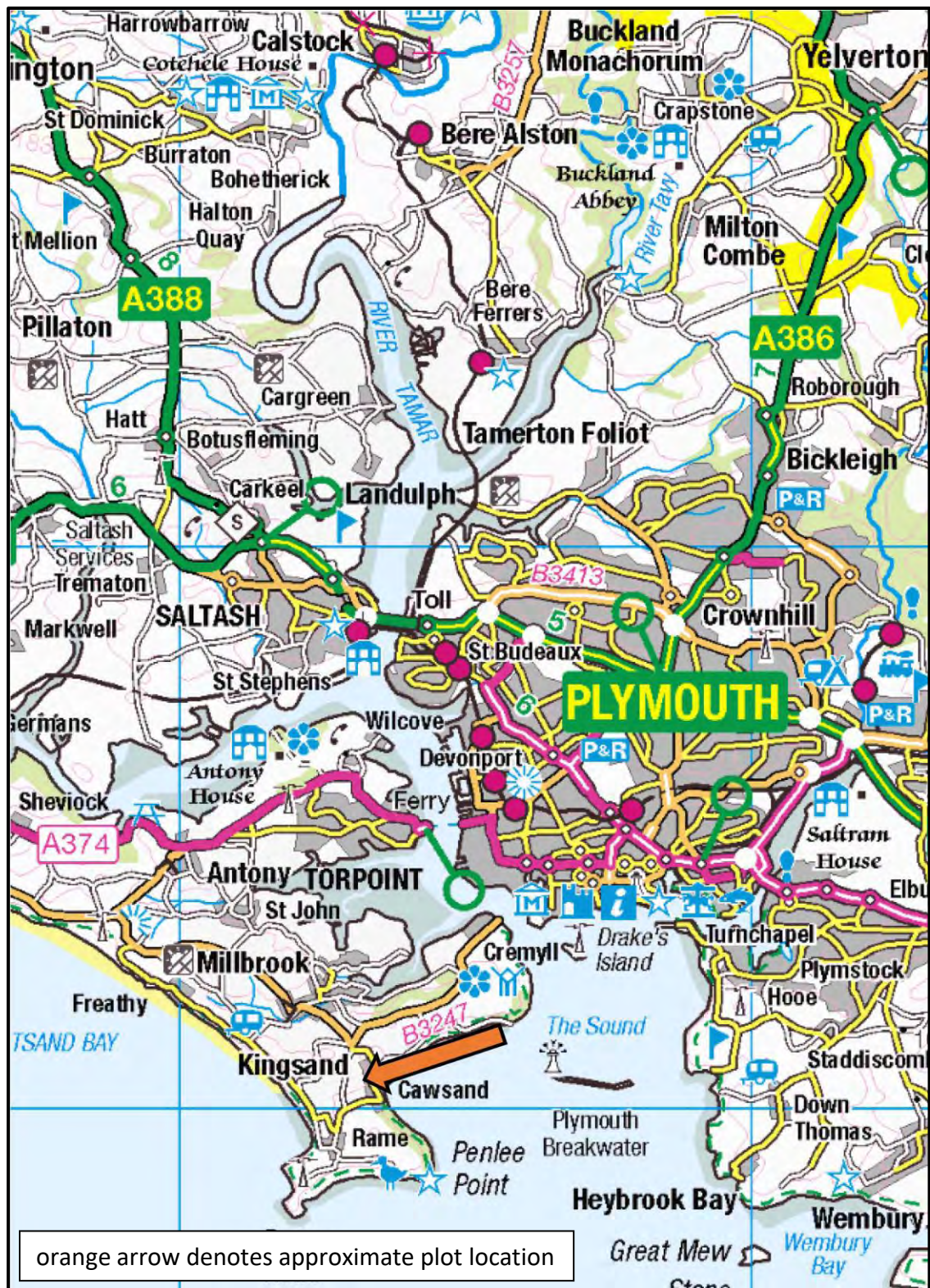


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LOCATION PLAN – NOT TO SCALE  
PLOT BOUNDARY IN RED, APPROXIMATE  
PARKING AREA IS HATCHED IN RED (owned  
by the Vendor under a separate title)



orange arrow denotes approximate plot location



orange arrow denotes approximate plot location



Kingsand water front



view from parking area looking along access drive



view from parking area across plot



view across plot with parking area to the right



view from parking area toward Kingsand clock tower



view up Fore Street, Kingsand



view from north west corner of plot looking east over Kingsand