

SINGLE BUILDING PLOT WITH c. 3.49 ACRES, LISKEARD, CORNWALL



- Detailed planning approval (PA21/12591) for a new detached dwelling
- Plot is offered for sale to include agricultural land extending to of c. 3.49 acres
- GUIDE PRICE £250,000



View over part of the agricultural land included within the sale

THE PLOT – PL14 4EQ

This single building plot is situated on the edge of Liskeard in Cornwall and offers purchasers the opportunity to build a new detached home, with the benefit of adjoining agricultural land being included within the sale. The plot faces south and east and offers fine countryside views. Planning application reference PA21/12591, approved by Cornwall Council in March 2022, provides permission for the demolition of an existing stable/hay shed and the construction of a new three bedroom property, with accommodation over two floors. On the proposed ground floor is an entrance hallway, W.C., living room, open plan kitchen and dining room and a utility room. Stairs rise to a first floor where a master bedroom (en-suite) is proposed, along with two further double bedrooms and a further bathroom (with access from each bedroom). The floor area of the new dwelling extends to 83.4sqm (ground floor) and 46.3sqm (first floor area over 2.1m head height). This equates to a gross internal floor area of approximately 129.7sqm / 1396sqft.

The building plot itself extends to c. 0.16 acres, and additional agricultural land to c. 3.49 acres, making this an ideal opportunity for those parties seeking a smallholding or perhaps those who have equestrian interests. Alternatively, this opportunity may be of interest to those parties considering the longer term development prospects of the agricultural land, given its location and the fact it has existing residential development to three sides.

LISKEARD

The town of Liskeard provides a good range of shops, commercial and recreational facilities together with schooling. The A38 is easily accessible with the city of Plymouth approximately 30 minutes by car, and a railway station is also available at Liskeard. There is excellent scenery and recreation to be had on nearby Bodmin Moor, along with the Cornish south coast a few miles to the south.

METHOD OF SALE

The freehold building plot and adjacent land is offered for sale by private treaty with a Guide Price of £250,000.

VIEWING

Please contact the vendors agents KLP (01392 879300) or Jefferys (01579 342400) to arrange to view the site.

PLANNING

Planning application ref. PA21/12591 was approved by Cornwall Council on 7th March 2022 for the erection of a dwelling on land south of Trevellis Park, Liskeard. Copies of relevant planning documents and associated reports are available from the Agents in a Planning/Technical pack which is available upon request.

UTILITIES

Interested parties are invited to contact the relevant utility providers to discuss all required services. There are no mains services connected to the plot at present.

OVERAGE

The Agents are advised that there is an overage provision applicable to the agricultural land which has a 33.3% uplift clause from 2009 for a term of 21 years (The overage therefore expires in 7 years).

S106 & CIL

The Agents are advised that the proposed dwelling approved by the above consent is CIL liable – however Liskeard is within Zone 5 for CIL which is rated at £0 per sqm.

CONTACT – JOINT AGENTS



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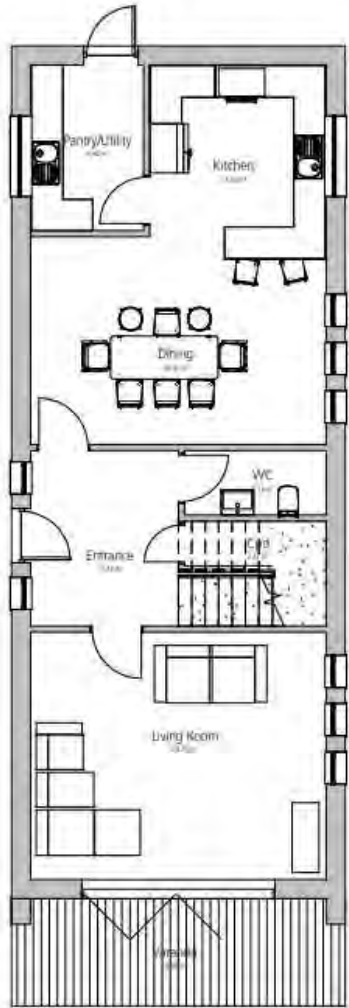
Ref: 865/AM

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

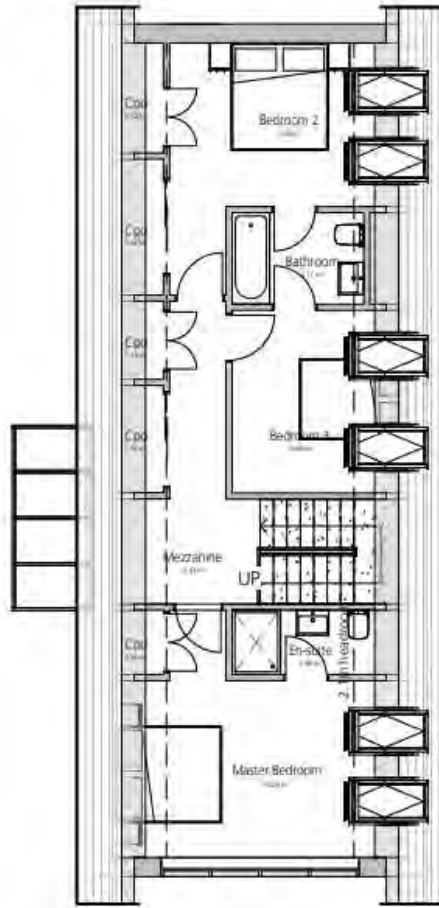
Aerial View of the site showing access drive (yellow), the plot (red) and adjacent agricultural land (blue). Please note all boundaries are indicative only and for identification purposes.



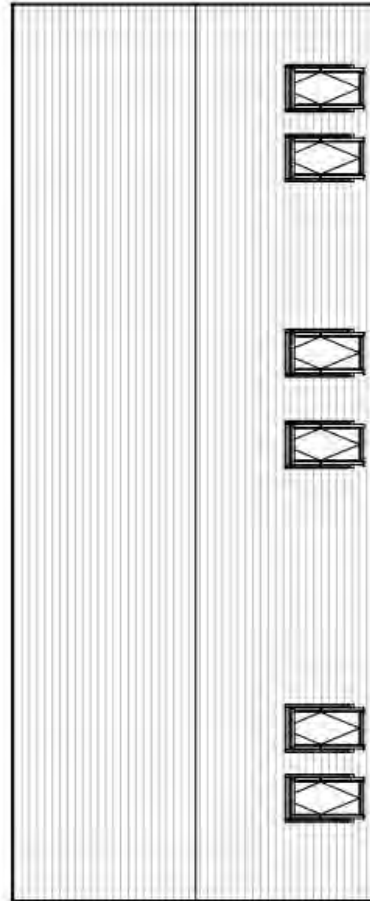
Approved floorplans (not to scale) and view of proposed new dwelling



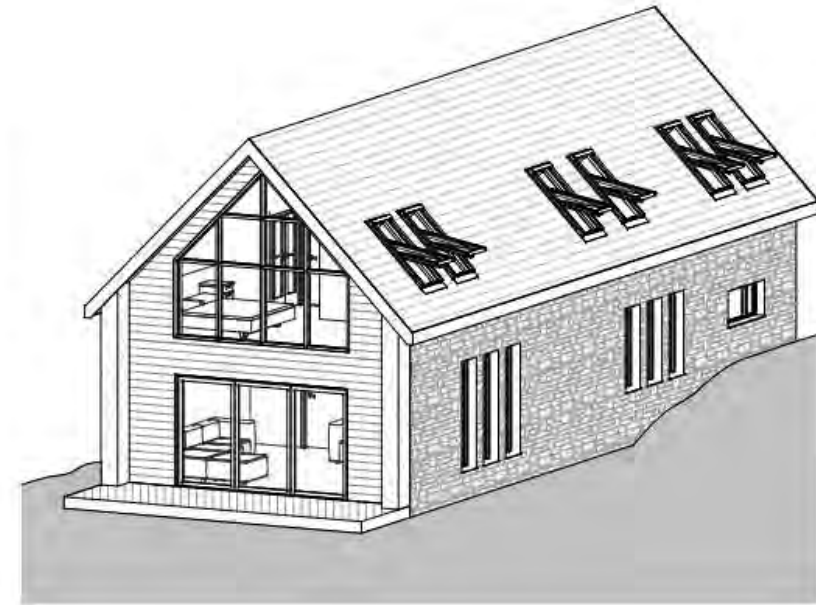
Ground Floor



First Floor



Roof Plan



South View

Proposed site plan showing access and building plot outlined in red – not to scale

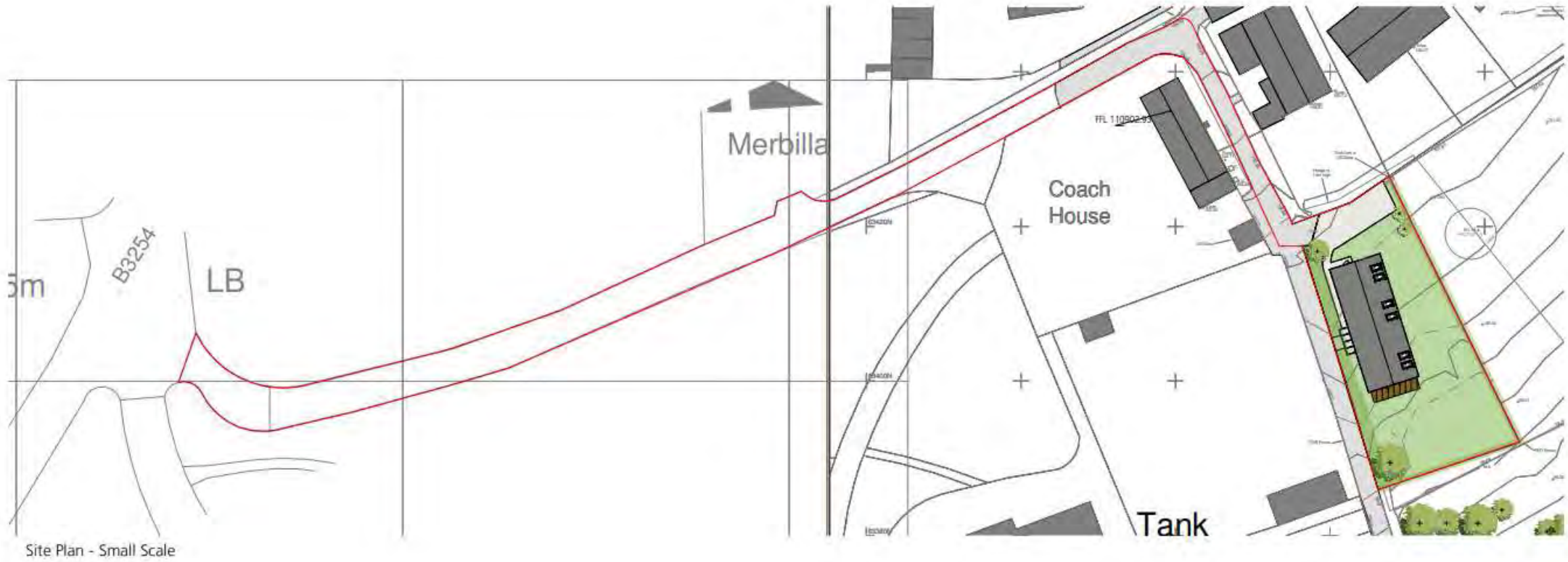




Photo looking west across part of the agricultural land