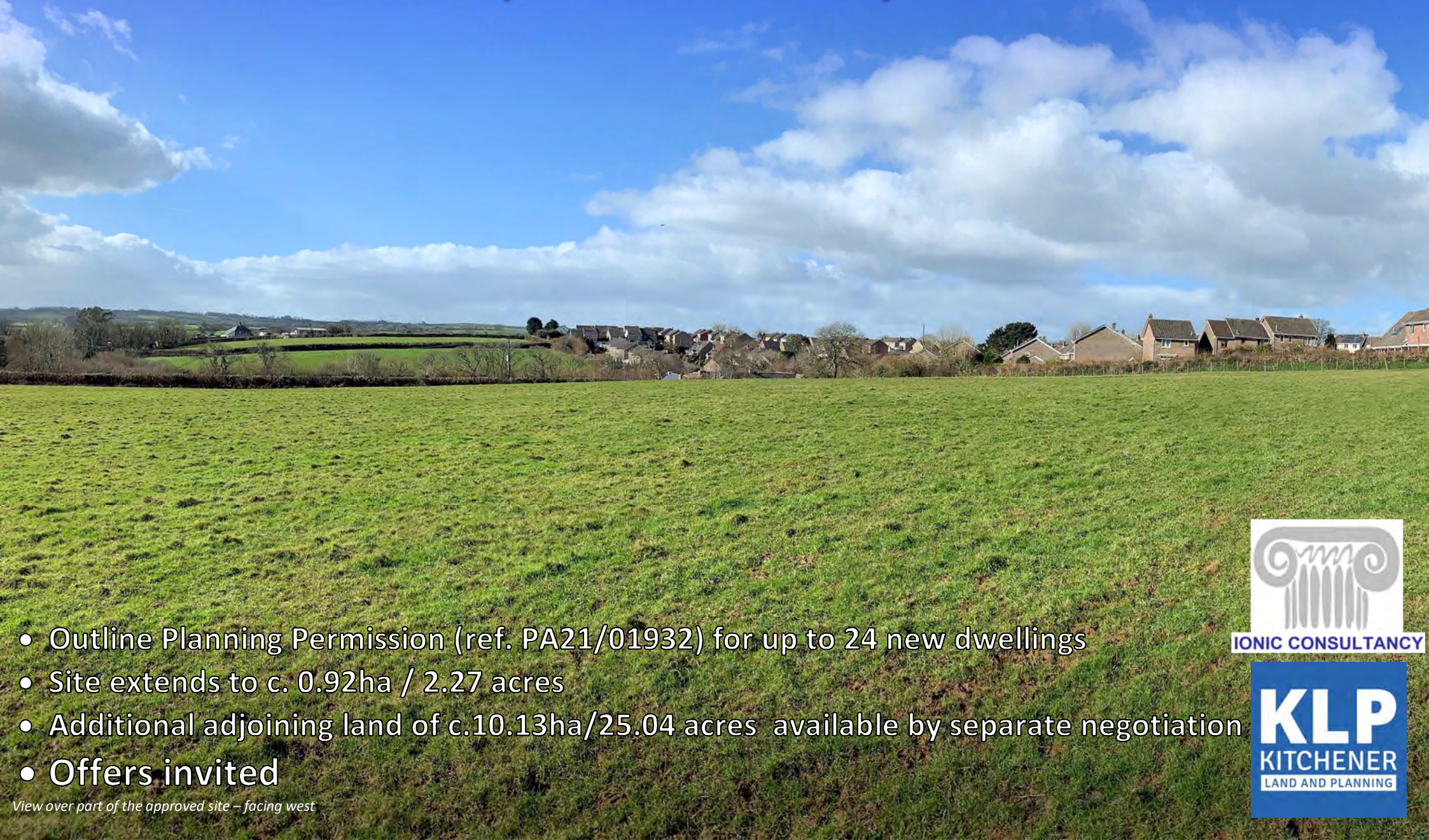


# RESIDENTIAL DEVELOPMENT SITE, DOBWALLS, nr. LISKEARD, CORNWALL



- Outline Planning Permission (ref. PA21/01932) for up to 24 new dwellings
- Site extends to c. 0.92ha / 2.27 acres
- Additional adjoining land of c.10.13ha/25.04 acres available by separate negotiation
- Offers invited



IONIC CONSULTANCY



*View over part of the approved site – facing west*



## THE SITE – PL15 9SA

Acting on behalf of Ionic Consultancy, KLP are delighted to offer this residential development opportunity for sale. The site is situated on the edge of Dobwalls, near Liskeard in Cornwall and comprises a site of c. 2.27 acres with outline planning approval (granted on appeal) for the construction of up to 24 new dwellings. The outline application approved access with matters of appearance, landscaping, layout and scale reserved for future consideration. An indicative site layout plan did however accompany the application and is shown overleaf. The site currently forms part of an agricultural field, which is relatively level but with expansive views to the south and south west. As an affordable led, rural exceptions site, the tenure mix will be determined at a reserved matters stage and will be subject to a viability report but shall include a minimum of 50% affordable housing – set out as 70% affordable rented and 30% shared ownership.

Interested parties should note that the vendors also own the adjacent land to the west and south of the development site and which extends to a further c. 10.13ha / 25.04 acres. The eastern section of this land has frontage to Treheath Road and is relatively level. The western section of land is also relatively level. The land may well be of interest to purchasers of the development site itself, or other independent parties, and is available by separate negotiation with unconditional offers, conditional offers, options or promotion agreements all invited for consideration.

## DOBWALLS

The village of Dobwalls is situated c. 3 miles west of Liskeard and benefits a range of facilities including a village stores, primary school, post office, village hall, football pitch and public house. The A38 is easily accessible with the city of Plymouth approximately 30 minutes by car, and a rail station is located in nearby Liskeard. The town of Liskeard itself provides a good range of shops, commercial and recreational facilities together with schooling. 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 development site is offered for sale by private treaty with offers invited. The additional land is also available by separate negotiation, with unconditional offers, conditional offers, options or promotion agreements invited for consideration.

## VAT

The Agents understand that this site is not elected for VAT and therefore VAT will not be payable upon the purchase price.

## VIEWING

Please contact the vendors sole agents KLP (01392 879300) to arrange to view the site.

## PLANNING

Planning application ref. PA21/01932 was approved on appeal (ref. APP/D0840/W/21/3278233) on 4<sup>th</sup> November 2021 granting outline planning permission for up to 24 units as an affordable led, rural exceptions development, including new access, parking and associated infrastructure. Copies of all relevant planning documents and associated reports are available from the Agents in a Planning/Technical pack which is available upon request.

## UTILITIES

The Agents, as part of the Planning/Technical pack, have information available in regard to foul and surface water solutions to serve the proposed development. Interested parties are invited to contact the relevant utility providers to discuss all required services.

## S106 & CIL

There are no CIL payments applicable to the approved consent but an accompanying S106 agreement requires a payment toward off site open space (£227 per affordable and £1186 per market dwelling), education at £2736 per qualifying dwelling and healthcare at £672 per qualifying dwelling.

## CONTACT



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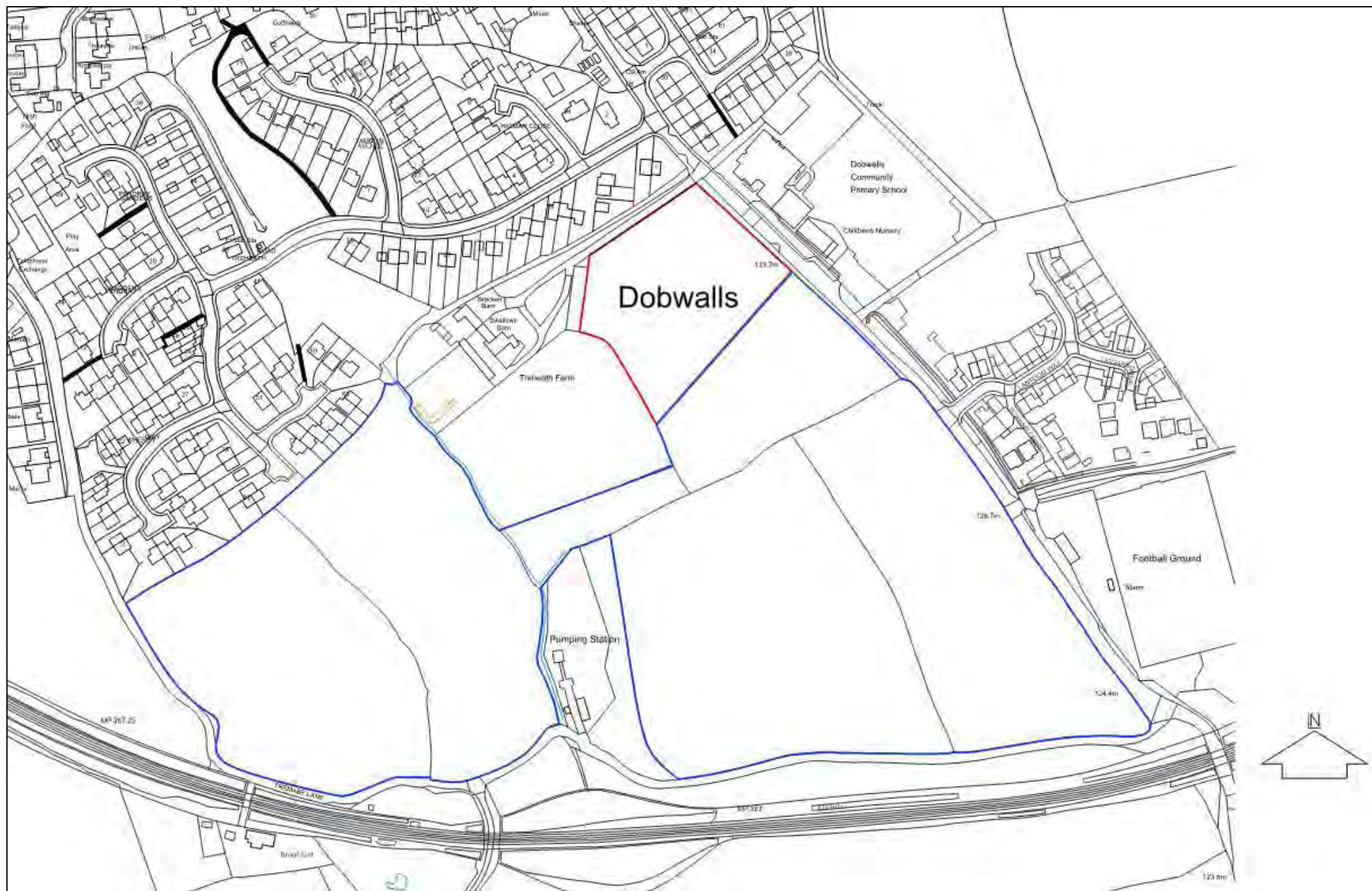
**Ref: 749/AM**

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.





Site location plan – approved site edged in red, and additional land in blue (not to scale)





Google Aerial Image – showing approximate approved site edged in red, and additional land in blue







Photos showing (top) View from western section of additional land facing north east towards Dobwalls and the development site, (bottom) View from north eastern boundary of the development site facing west.





Photos (clockwise from top left) showing: View from western section of additional land facing north towards Dobwalls, View of the north east boundary of the site from Treheath Rd, View from the southern section of additional land looking north towards the development site, View from the consented site facing south west.



