



Lot 1 at Bovetown Farm DUPLICATE



A30 3.1 miles Tregadillett 3.5 miles
Launceston 5.8 miles

An increasingly rare opportunity to acquire a rural and secluded site with Class Q planning for multiple dwellings and the opportunity of betterment with the necessary permission.

- Class Q Development
- Planning Ref: PA22/08924
- No Near Neighbours
- Good Road Access
- Possibility of Betterment
- Secluded Rural Location
- 1.75 Acres by Separate Negotiation
- Freehold

Guide Price £300,000



SITUATION

The property lies near the small rural hamlet of Trewen, within 3.5 miles of the popular village of Tregadillett with its well respected public house the Eliot Arms, thriving primary school and excellent village hall. The former market town of Launceston lies some 6 miles to the east, with 24 hour supermarket, doctors, dentist and veterinary surgeries, places of worship, two testing 18 hole golf courses, a fully equipped leisure centre and numerous sporting and social clubs. The A30 can be accessed at Kennards House, some 3 miles away, and gives access to the Cathedral Cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station to London Paddington and an international airport. To the south is the city port of Plymouth with its deep water marina, regular ferry crossings serving Northern France and Spain. Launceston lies between Bodmin and Dartmoor National Parks and the North Cornish coast is 12 miles from the site, with its extensive sandy beaches and cliff walks.

SITE

The site currently has Class Q planning approval for two 3 bedroom dwellings and one 2 bedroom dwelling under the planning reference PA/22/08924. It is understood that given the necessary Cornwall Council approval, the design could be modified to create a large single dwelling or a replacement dwelling applied for under full planning. An adjoining pasture field of approximately 1.75 acres is available by separate negotiation.

SERVICES

It is up to the purchaser to satisfy themselves as to the availability of services and connection costs thereto. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags. Interested parties are able to inspect with details to hand on the clear understanding that any inspection of the site is undertaken entirely at the viewer's own risk.

DIRECTIONS

From Launceston, head west on the A30 in the direction of Bodmin. After approximately 2 miles come off the A30, taking the exit signposted A395 - North Cornwall and Camelford. Proceed over the A30 towards Camelford and Wadebridge along the A395 for approximately 2 miles, passing Trethorne Leisure Farm and heading into the hamlet of Piper's Pool. As you leave the hamlet of Piper's Pool turn left at the sign for Trewen, the entrance for the site will be 500 meters on your left identified with a Stags For Sale sign. The gate to the site is locked, however pedestrian access can be gained to the side of the gate.

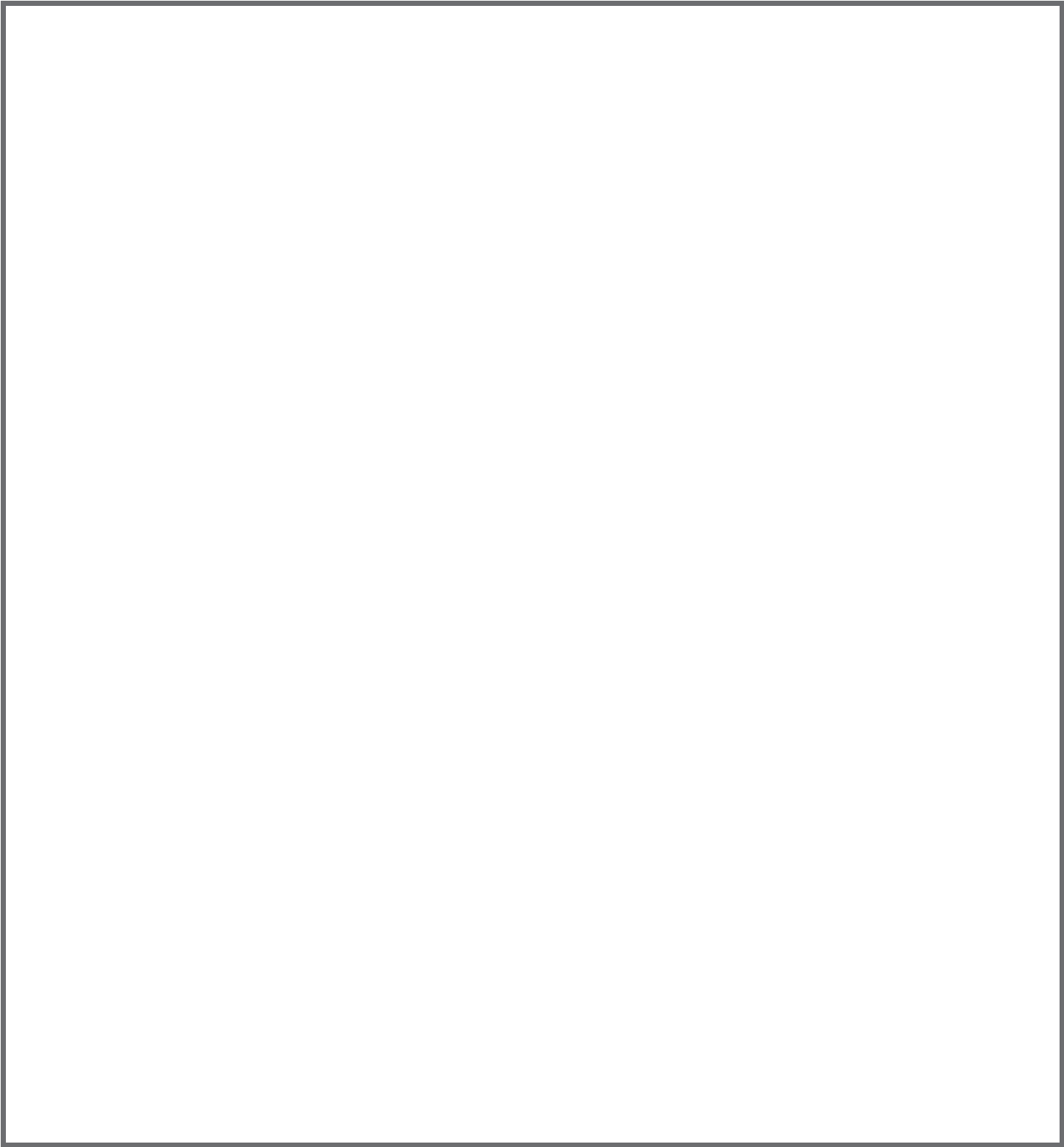
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AGENTS NOTE

1. Plans were prepared by acours.co.uk
2. The property is not liable for Community Infrastructure Levy (CIL). For more information please refer to the Cornwall Council Planning website.





These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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