

2 x SERVICED SINGLE BUILDING PLOTS, CAMELFORD, NORTH CORNWALL PL32 9RX



- Detailed planning permission for two large 4 bedroom houses
- Each plot has construction already completed to DPC level
- GUIDE PRICE £125,000 per plot

THE PLOTS – PL32 9RX

KLP are delighted to offer for sale these two single building plots located on the northern edge of Camelford. Each plot has had works commenced, with groundworks undertaken and completed up to damp proof course (DPC) level. These have been inspected and signed off by building control. The plots are therefore each sold with commenced detailed planning permission to build a new large, detached house. Each of the proposed new houses are shown on the approved plans with a single garage and accommodation to comprise of an entrance hallway, utility room, large open plan kitchen, dining and living area, W.C and a double bedroom with en-suite shower room on the ground floor. The proposed first floor accommodation provides for three further bedrooms and bathroom along with a study/office. Each of the new houses will offer off road parking to the front and rear garden areas facing to the south west.

The houses are each shown with gross internal floor areas extending to c. 174sqm (1873sqft) plus the single garage of a further 22.6sqm (243sqft).

CAMELFORD

Located in north Cornwall within the River Camel valley north west of Bodmin Moor, the town has good transport links being circa 10 miles north of Bodmin and the A30 connection southbound and is situated on the A39 (Atlantic Highway) which passes through the town centre and is approximately 17 miles south of Bude and 11 miles north of Wadebridge. Connection to the A30 northbound is approximately 13 miles to the east at Kennards House near Launceston.

The town is conveniently located for the superb scenery of the north Cornwall coastline with Tintagel c. 6 miles to north west and Port Isaac c. 10 miles to the south west. Camelford has a good selection of local amenities with a variety of shops and pubs, a leisure centre and a primary and secondary school, both of which are situated just to the east of the site. There is also the Bowood Park hotel and golf course approximately 2 miles to the south west of the site.

PLANNING

Cornwall Council approved detailed planning application ref. PA18/04502 on the 2nd August 2018 for the “Construction of 4 new dwellings” at Inns Park, High Street, Camelford. Condition 3 of the above permission was subsequently discharged by application ref. PA20/06252 on 28th September 2020 and a further non-material amendment for a new floor layout and location of windows was approved by application ref. PA21/05717 on 18th June 2021. Copies of the planning approval and plans are available via our website or can be emailed upon request.

SERVICES

The Agents are advised by the vendors that mains foul drainage, electricity and water supplies have already been installed to each of the plots.

VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact Alex Munday at KLP on 01392 879300.

S106 & CIL (Community Infrastructure Levy)

There are no CIL or S106 payments applicable to the approved scheme.

METHOD OF SALE

Each freehold plot is being offered for sale by private treaty with a Guide Price of £125,000.

CONTACT

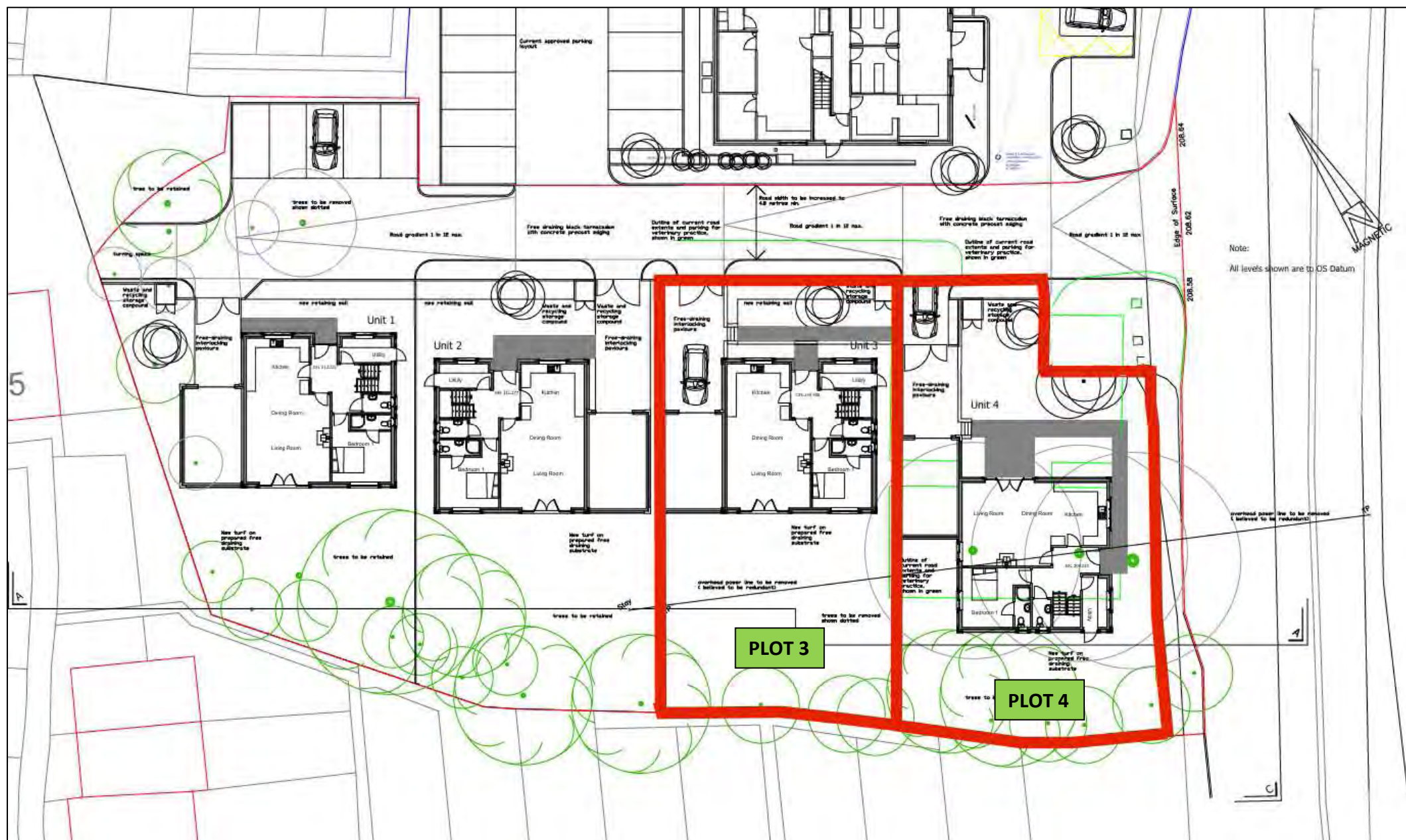


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These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements 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.

Proposed Layout Plan – approximate plot boundaries identified in red - not to scale





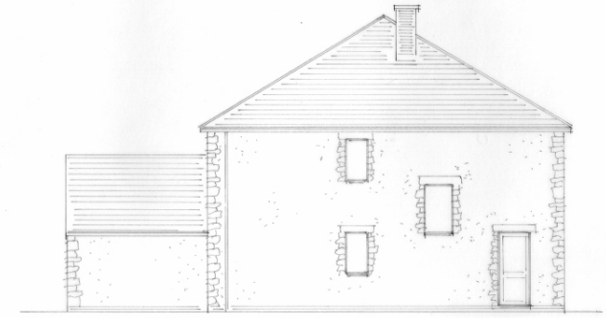
SOUTHEAST ELEV
HIGHWAY



NORTHEAST ELEV
FRONT

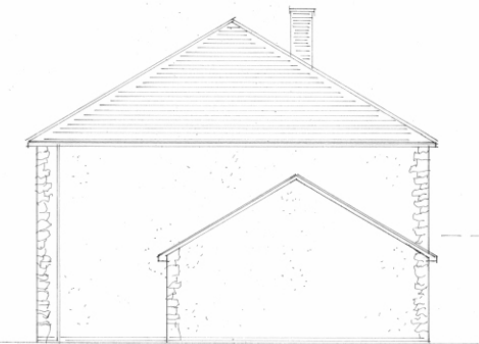


NORTH WEST ELEV



SOUTH WEST ELEV
REAR

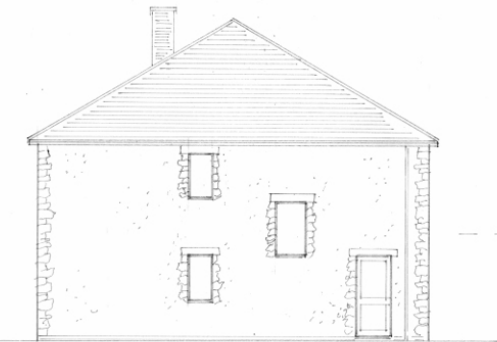
Below -Proposed Elevations – Plot 3 (not to scale)



NORTH WEST ELEV



NORTHEAST ELEV
FRONT



SOUTHEAST ELEV

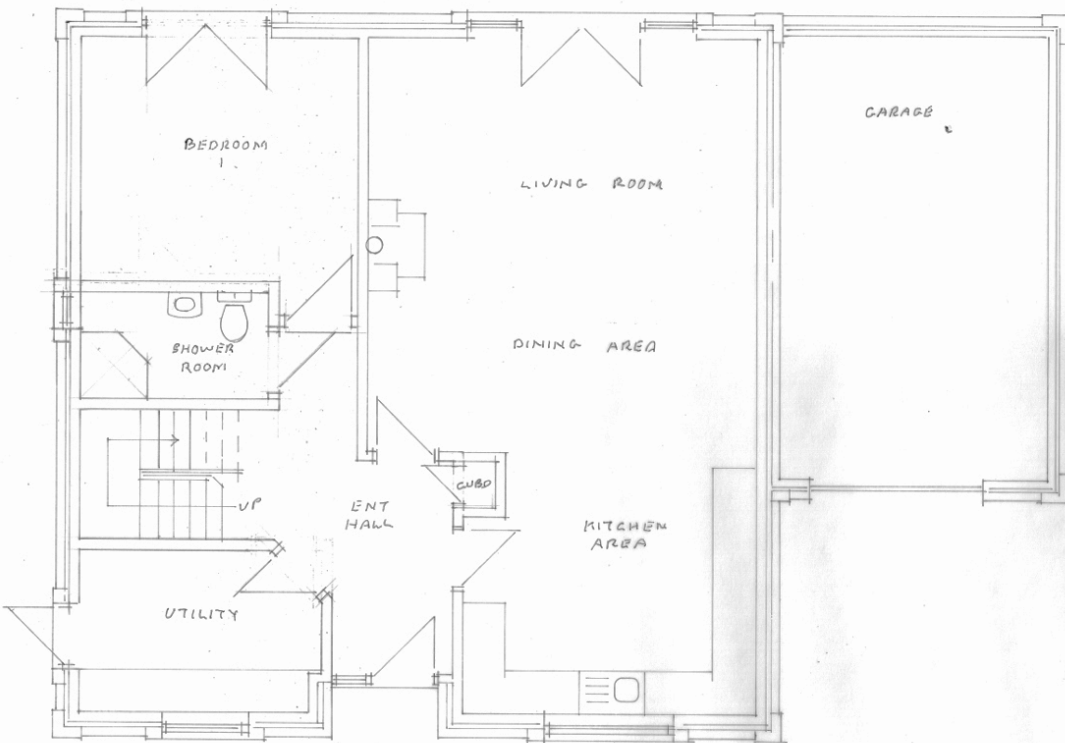


SOUTH WEST ELEV
REAR

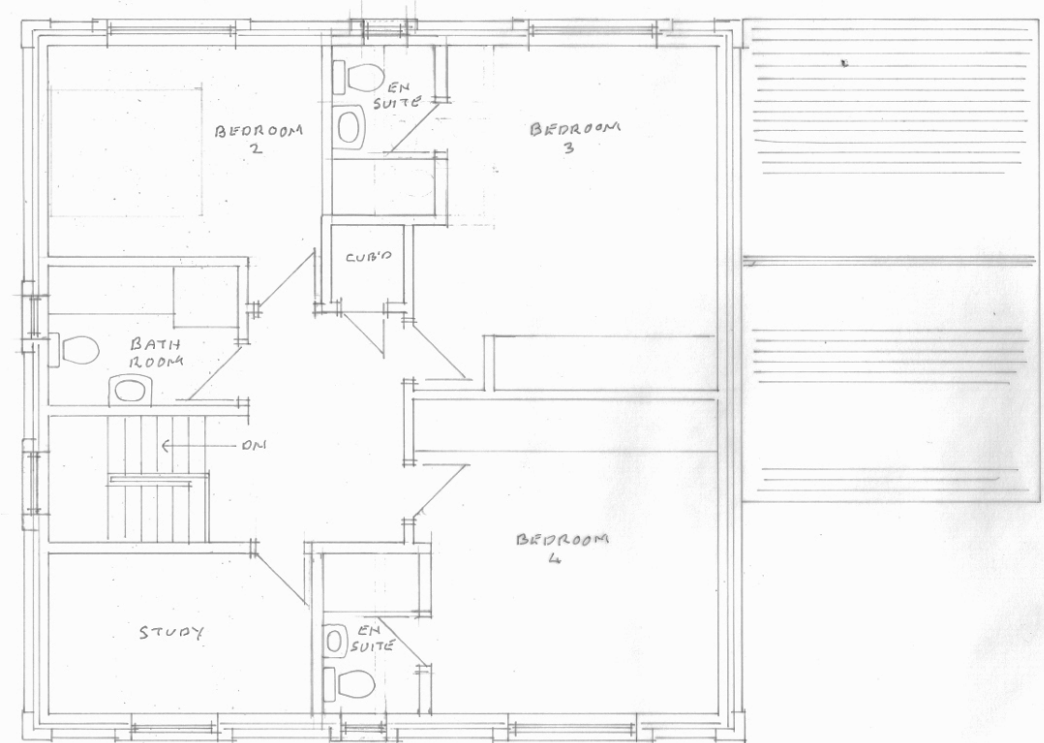
Above -Proposed Elevations – Plot 4 (not to scale)

Overhead image showing plots with approximate boundaries outlined in white

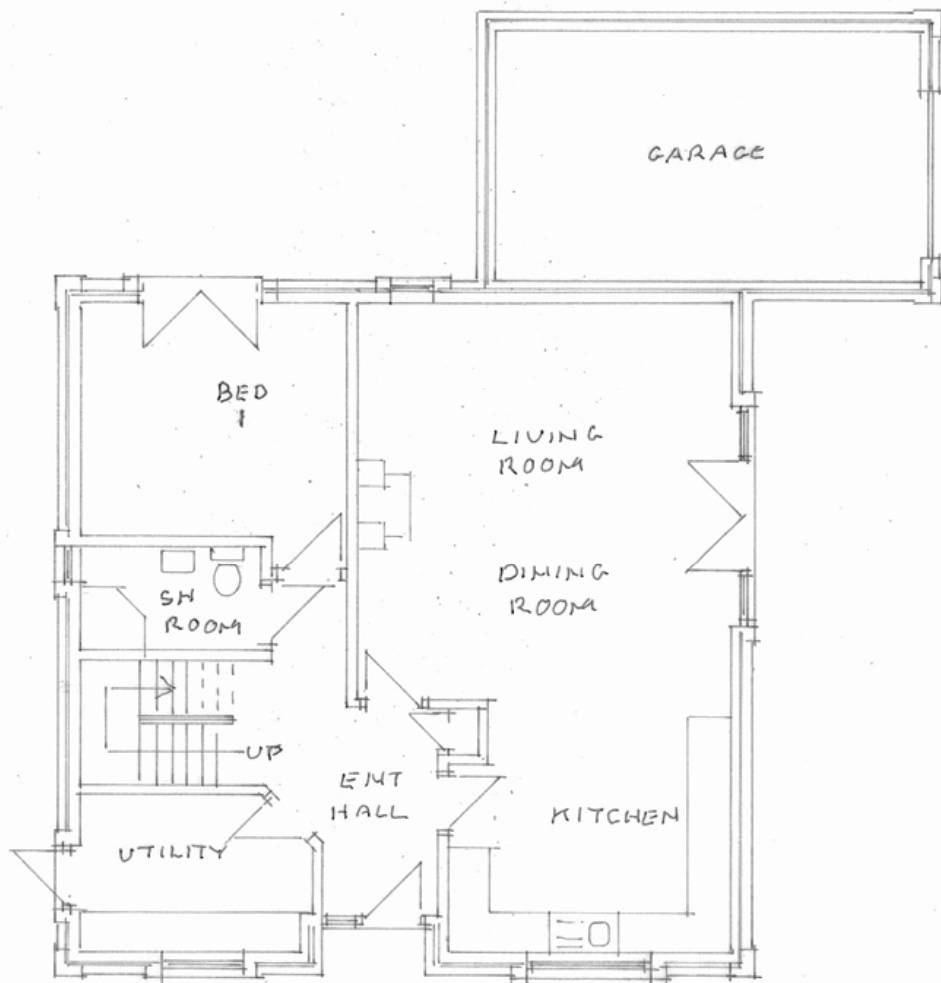




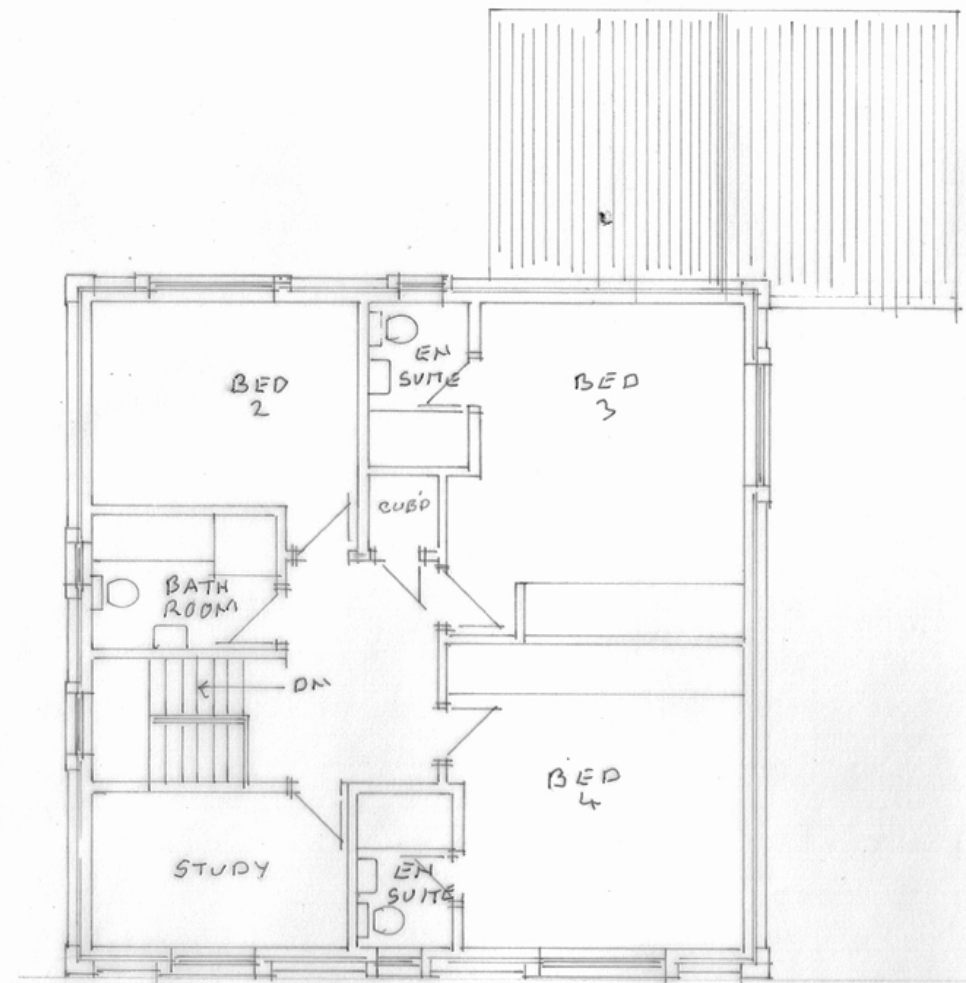
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Aerial image showing plots with approximate boundaries outlined in white



PLOT 3

PLOT 4



Photos showing (clockwise from top left): View over Plot 3, View over Plot 4, View over the site showing both plots