

DEVELOPMENT SITE FOR TWO 4 BEDROOM HOUSES

LIFTONDOWN, PL16 0DB



- Commenced Detailed Planning Permission (Ref: 11306/2008/TAV)
- Serviced site with access installed
- Site extends to c. 0.06 ha / 0.14 acres
- Guide Price £150,000

View from the A388 showing the site with access splay

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THE SITE – PL16 ODB

This relatively level site which extends to c. 0.06 ha / 0.14 acres is situated within the village of Liftondown, close to Launceston. The site benefits from commenced detailed planning consent for the erection of a pair of four bedroom houses. From the plans, the semi-detached dwellings are shown with an open plan dining / kitchen area, living room, lobby and W.C. on the ground floor, three bedrooms (one en-suite) and bathroom on the first floor and a master bedroom with en-suite shower room on the second floor. Each property is proposed with a gross internal floor area extending to c. 103.3sqm / 1112sqft. Externally, each house will have a well-proportioned garden. A shared parking area with two spaces per property will be accessed off the A388 via a new vehicular access – this has recently been installed along with a mains drainage connection, two mains water supplies and two mains electricity supplies.

LIFTONDOWN

Lifton is small village, situated approximately 3.5 miles from Launceston. The popular village benefits local amenities including a general stores/post office, primary school, doctors' surgery, veterinary surgery, garage, public house and restaurant, including the renowned Arundell Arms Hotel, famous for its fishing. The A388 and A30 are within easy reach for commuting to Exeter (40 miles) and Plymouth (27 miles), both of which have the wide range of facilities associated with cities, including the international airport at Exeter.

PLANNING

West Devon Borough Council granted detailed planning consent (ref: 11306/2008/TAV) on the 11th November 2008 for the "Erection of two semi-detached dwellings with parking" on land adjacent to The Old Vine, Liftondown.

In order to commence this consent, works were commenced on site and pre-commencement planning conditions no.s 1, 2, 5, 8 and 9 have been discharged. As such the local authority have confirmed that the planning consent has been implemented and works are able to continue on site to complete the development.

Copies of the planning consent, plans, discharge of condition notices and additional documents relating to the above consent are available from our website www.klp.land or alternatively can be emailed upon request from Kitchener Land and Planning.

METHOD OF SALE

The freehold site is being offered for sale by private treaty with a Guide Price of £150,000.

SERVICES

The vendor advises that a main foul drainage supply, two mains water supplies and two mains electricity supplies have been brought onto site with the relevant connection fees paid. Interested parties are advised to make and rely upon their own enquiries to satisfy themselves as to the provision of all services prior to making any offer.

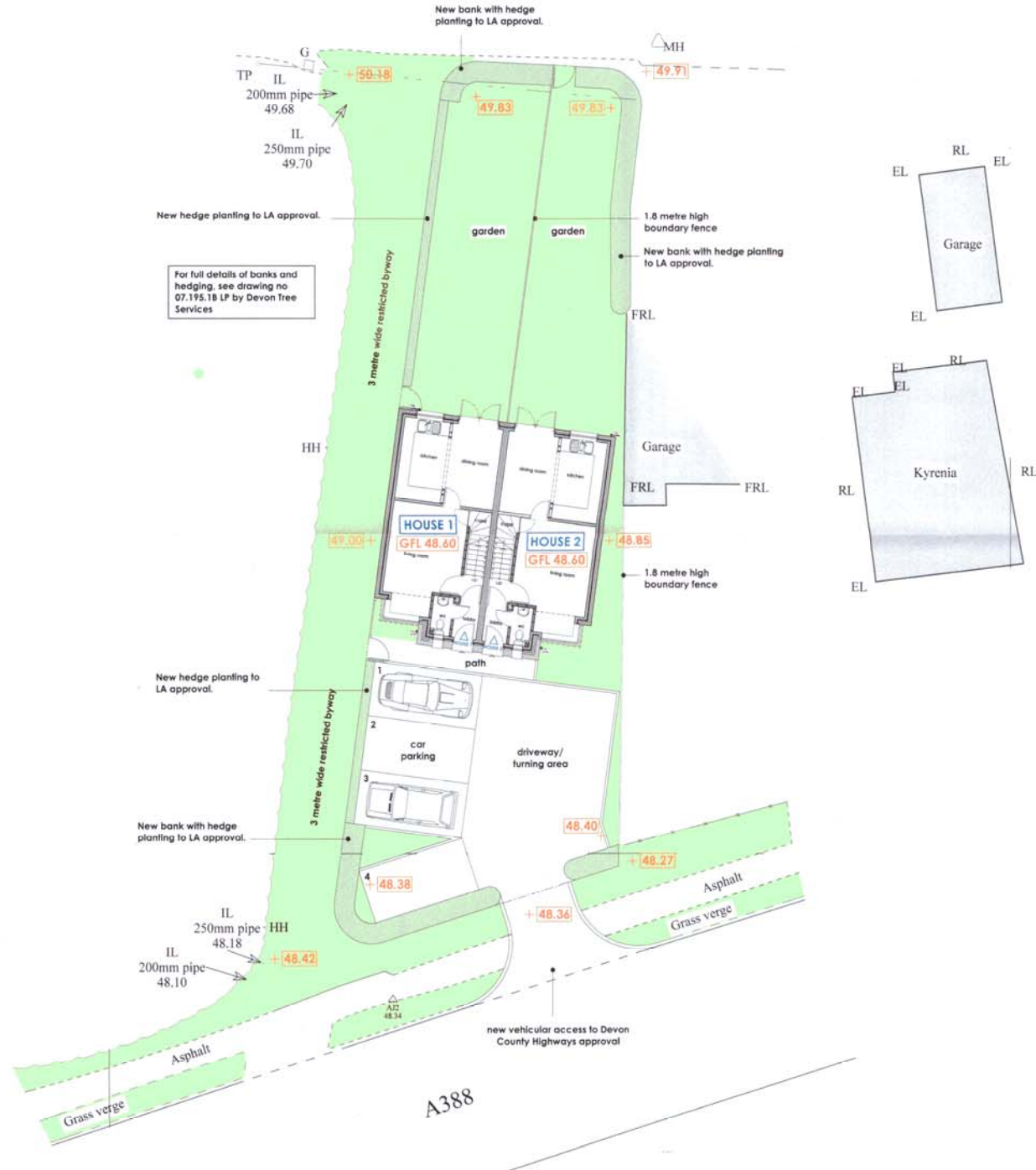
VIEWING – STRICTLY BY APPOINTMENT ONLY

By appointment with the sole agents, please contact Kitchener Land and Planning on 01392 879300.

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 Layout as Proposed

Proposed Site Layout Plan (not to scale)



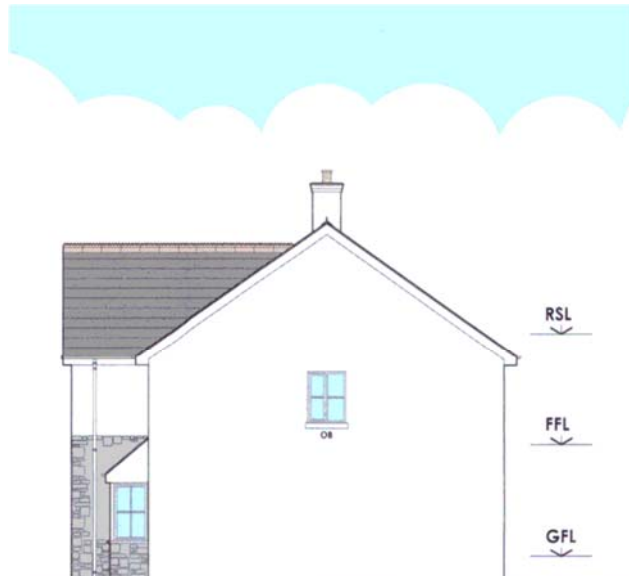
Proposed Elevation Plans (not to scale)



Side/West Elevation



Front/South Elevation

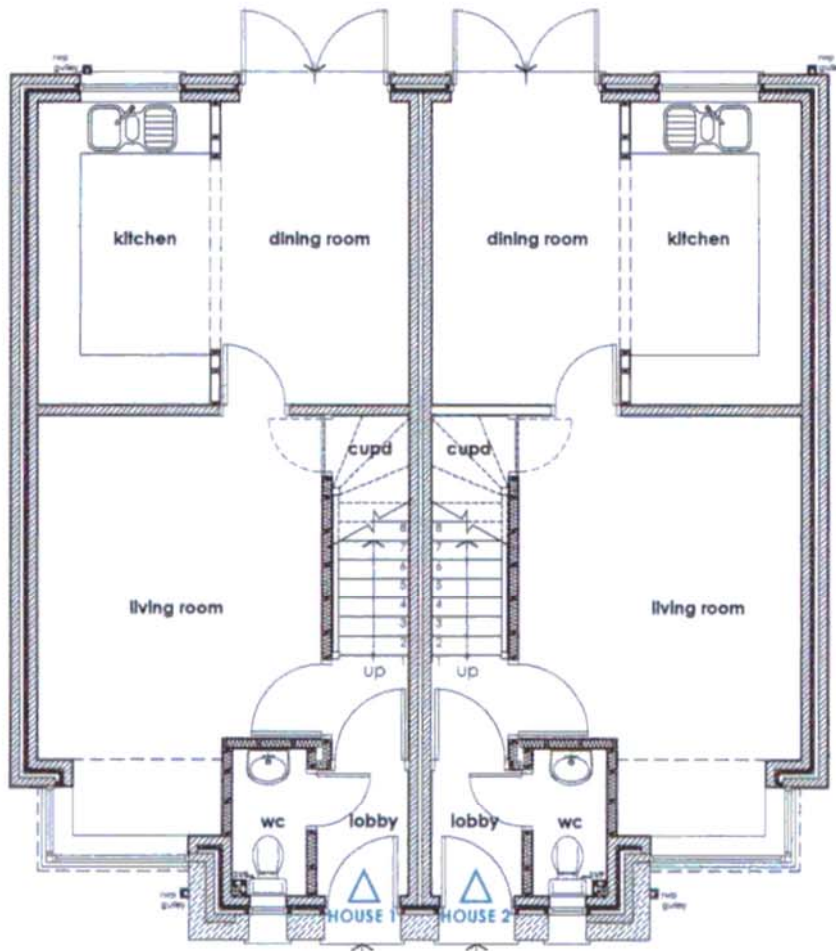


Side/East Elevation

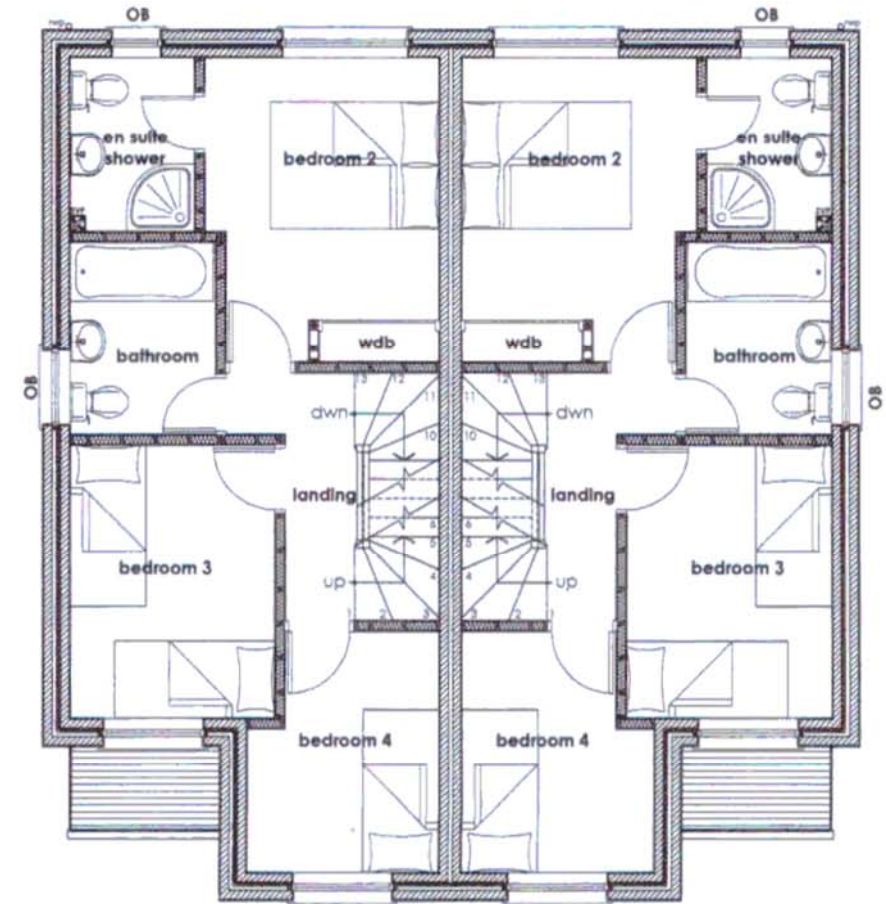


Rear/North Elevation

Proposed Floor Plans (not to scale)

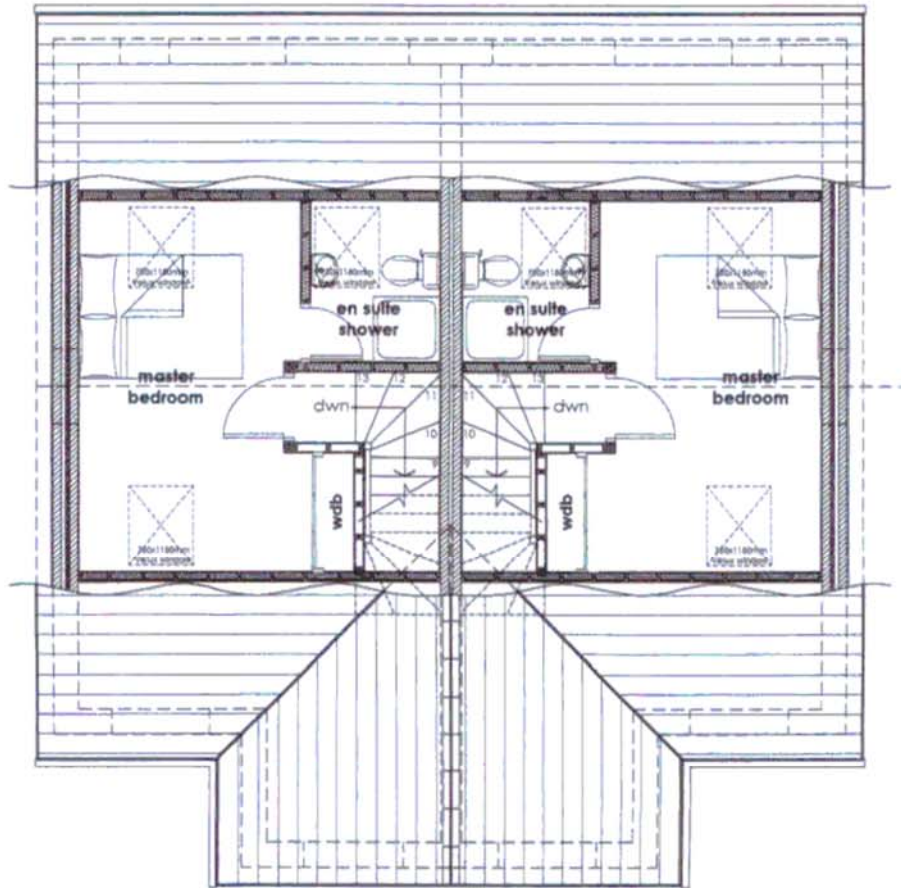


Ground Floor Plan

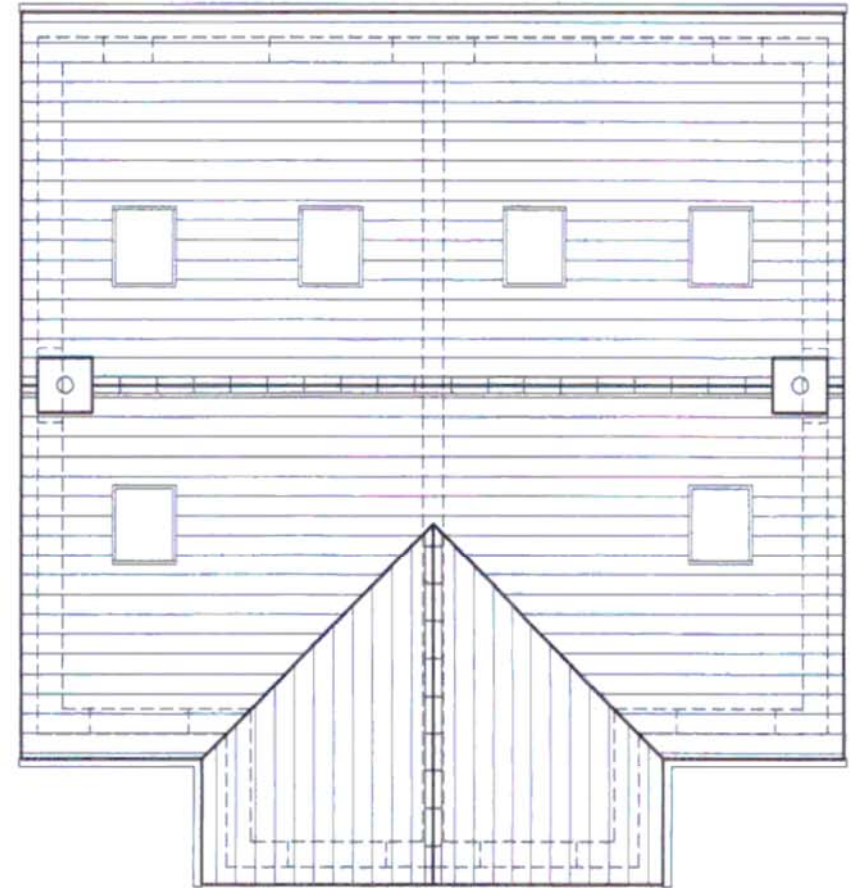


First Floor Plan

Proposed Floor Plans (not to scale)



Roof Space Plan



Roof Layout

Photos showing (clockwise): View of site (historic) with footings installed, access splay, view of the site facing north, installed mains water supplies



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