

EXCEPTIONAL BUILDING PLOT FOR LUXURY HOUSE

BODINNICK, FOWEY, CORNWALL



- Detailed planning approval ref. PA23/03780
- Proposed 5 bed contemporary house of c. 467sqm (5027sqft) plus garaging

‘OVERFERRY PLOT’ – PL23 1LX

KLP are delighted to offer buyers a unique opportunity to acquire a single building plot with arguably some of the finest views available over the River Fowey. Detailed planning approval has been granted for a superb new contemporary home with a floorspace extending to c. 467sqm (5027qft). The generously proportioned new dwelling is planned to comprise a contemporary five bedroom detached home, with entrance on the upper ground floor leading to a lobby, study, W.C., cloakroom, snug and large open plan living room, dining room and kitchen area. On the lower ground floor, four large en-suite bedrooms are proposed along with a utility room and plant room. In addition a notable feature of the design is a master bedroom suite and bathroom incorporated within the ‘turret’ – all the bedrooms will offer windows with superb views over the River, Fowey and Polruan. Outside the property there are plans for landscaped grounds surrounding the property and a detached garage, along with a terrace accessed from the ground floor. The property also benefits a mooring on Bodinnick foreshore for a rowing boat or dinghy.

This is a truly rare opportunity to create a landmark home in an exceptional setting.

FOWEY

Fowey is regarded as one of the most desirable addresses in Cornwall with its sheltered creeks and coves making it a mecca for sailing. The town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town, Fowey provides a wide range of shops and businesses catering for day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public

houses etc, have helped to establish Fowey as a popular, high quality, destination. There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

METHOD OF SALE

The freehold plot is being offered for sale by private treaty with offers invited. Please contact KLP to discuss further.

PLANNING

Detailed planning approval was given on 24th May 2022 under application ref. PA22/02753 for the demolition of an existing dwelling and its replacement with a new 4 bedroom detached dwelling and garage. This application was subsequently varied via s.73 amendments, firstly under ref. PA22/06525 and subsequently under application ref. PA23/03780 which was approved on 15th June 2023. Our clients advise a lawful material start has been made on site. A comprehensive planning and technical pack is available on request from KLP.

CIL (COMMUNITY INFRASTRUCTURE LEVY)

The Agents are advised that there is a CIL liability in the sum of £61,806.29 associated with the approved planning. However, self-builders are able to apply for exemption for this charge – please contact Cornwall Council for further information.

UTILITY SERVICES

The Agents are advised that mains electricity and water connections are installed and available on site for connection. Interested parties should however make and rely upon their own enquiries of the relevant services providers prior to making any offer.

VIEWING

STRICTLY BY APPOINTMENT ONLY. Please contact Alex Munday at KLP to arrange a viewing.

CONTACT



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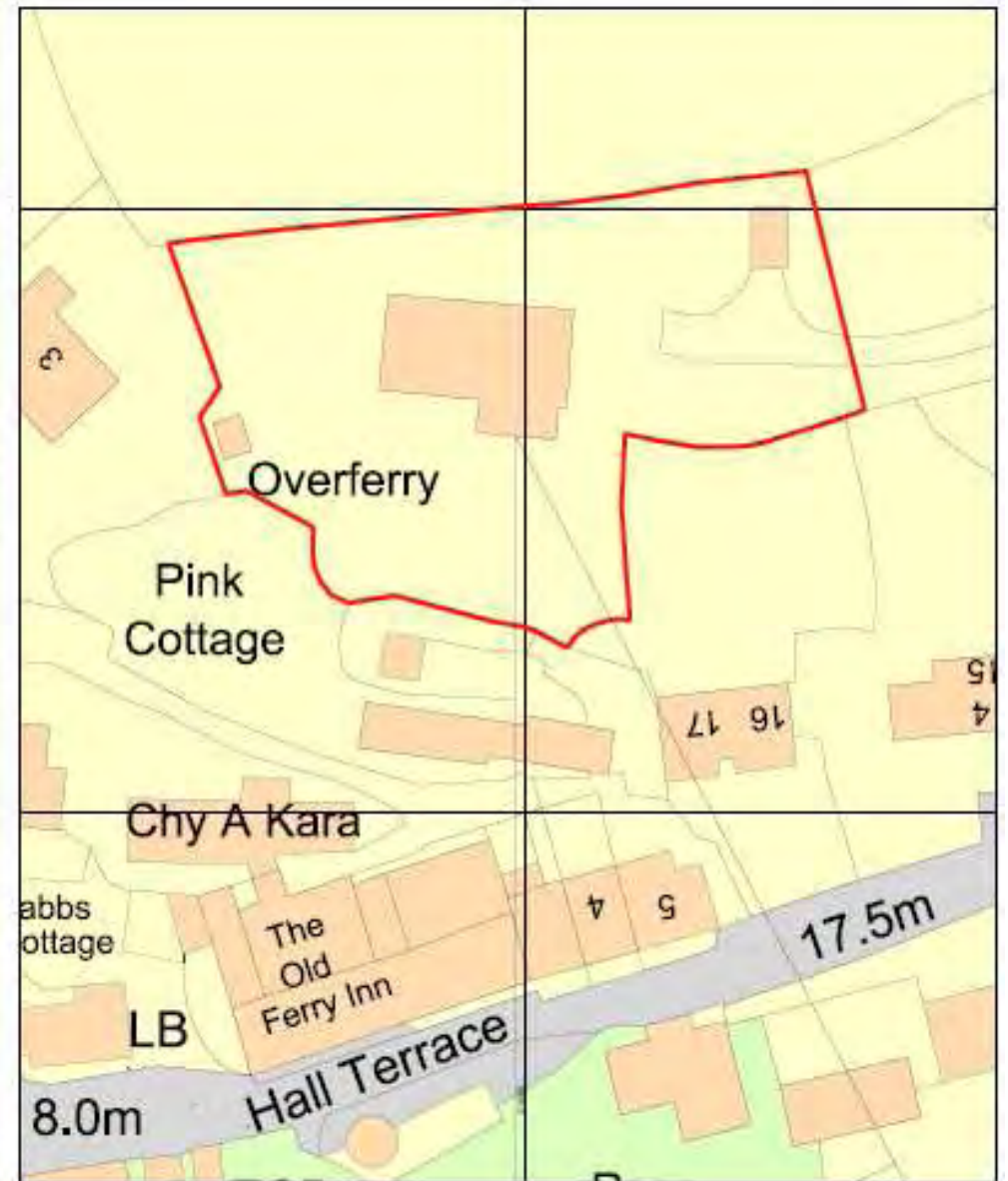
Ref: 1092/AM



Photo taken from the plot overlooking the Fowey River

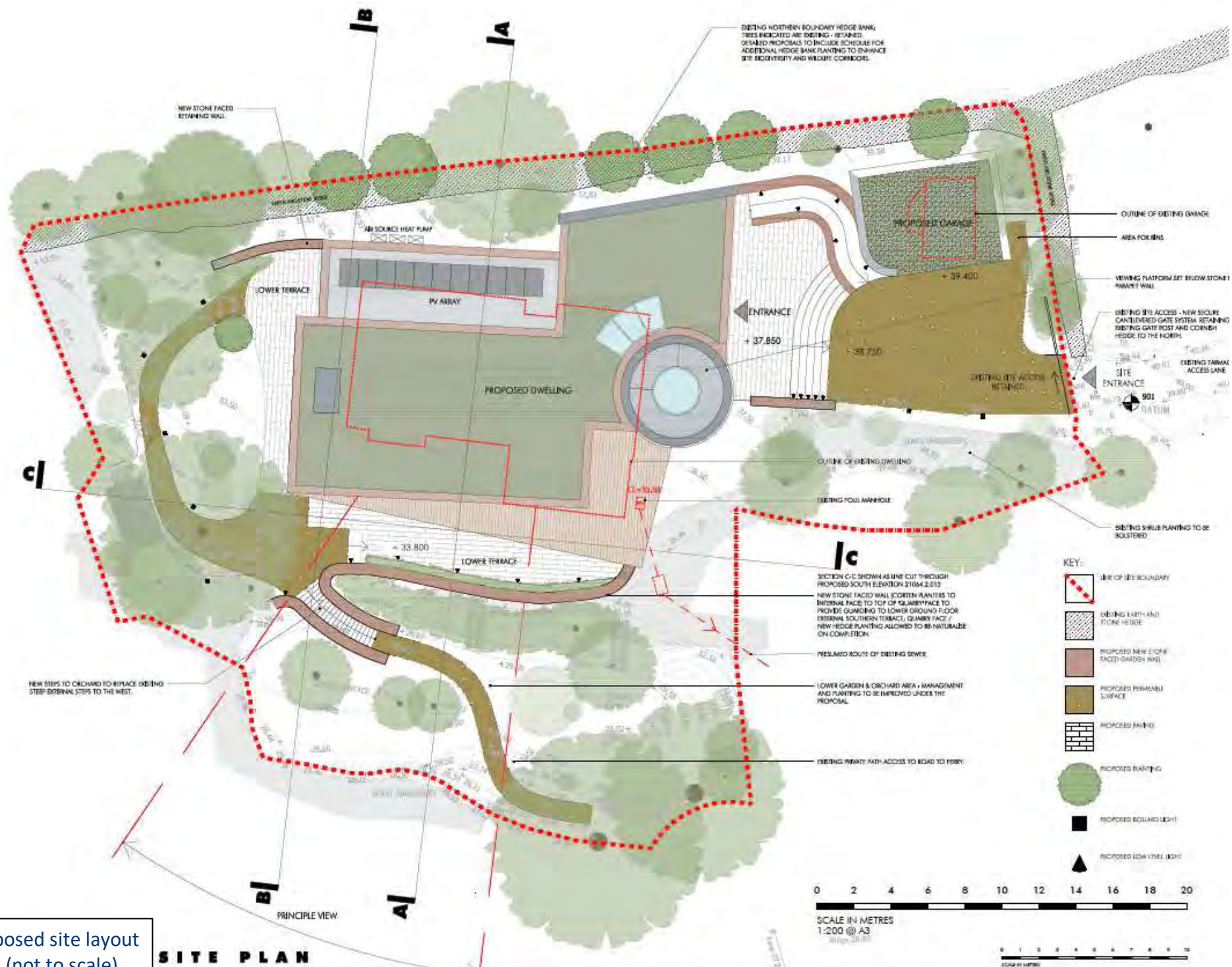


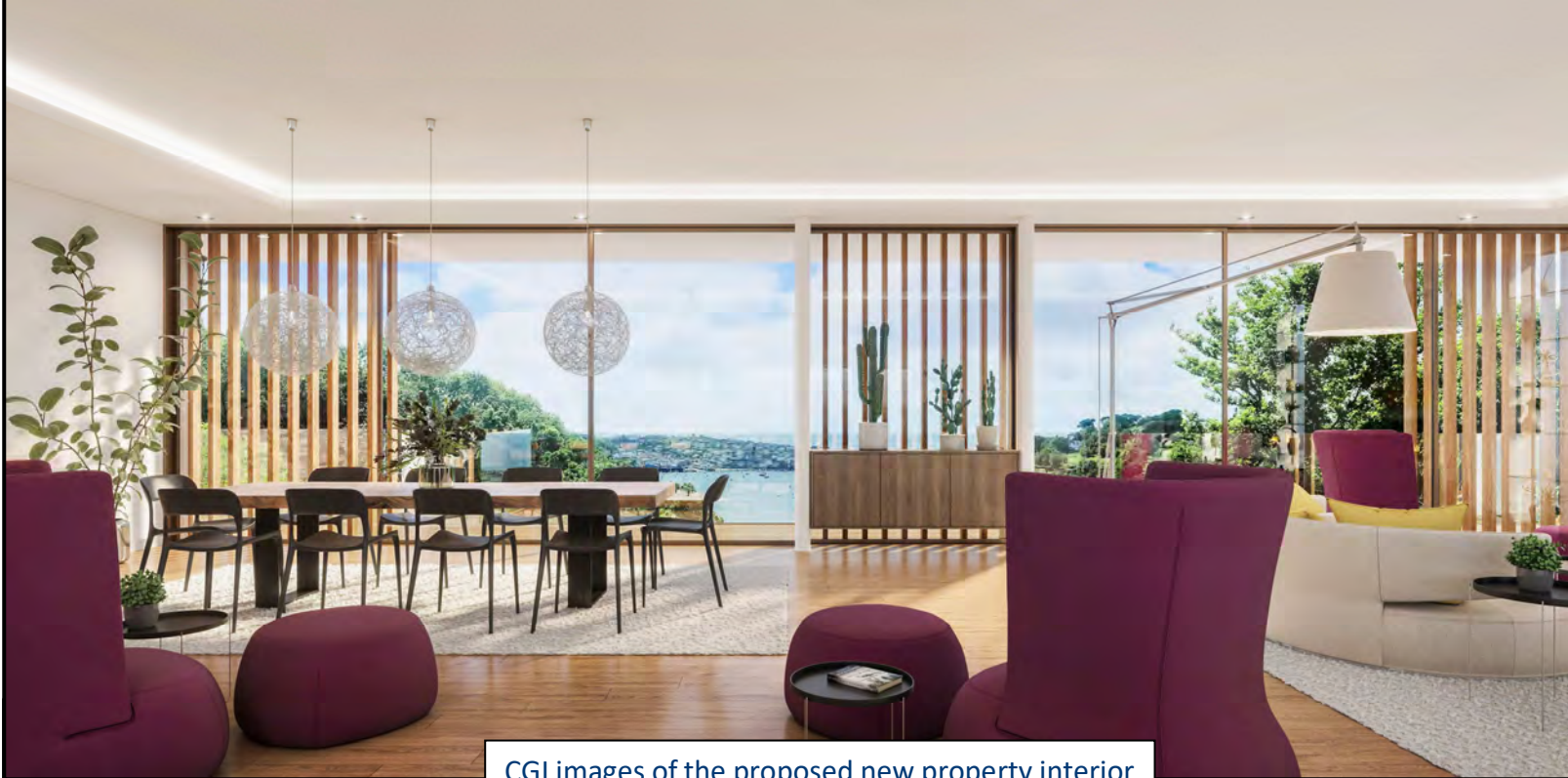
CGI image of proposed new dwelling



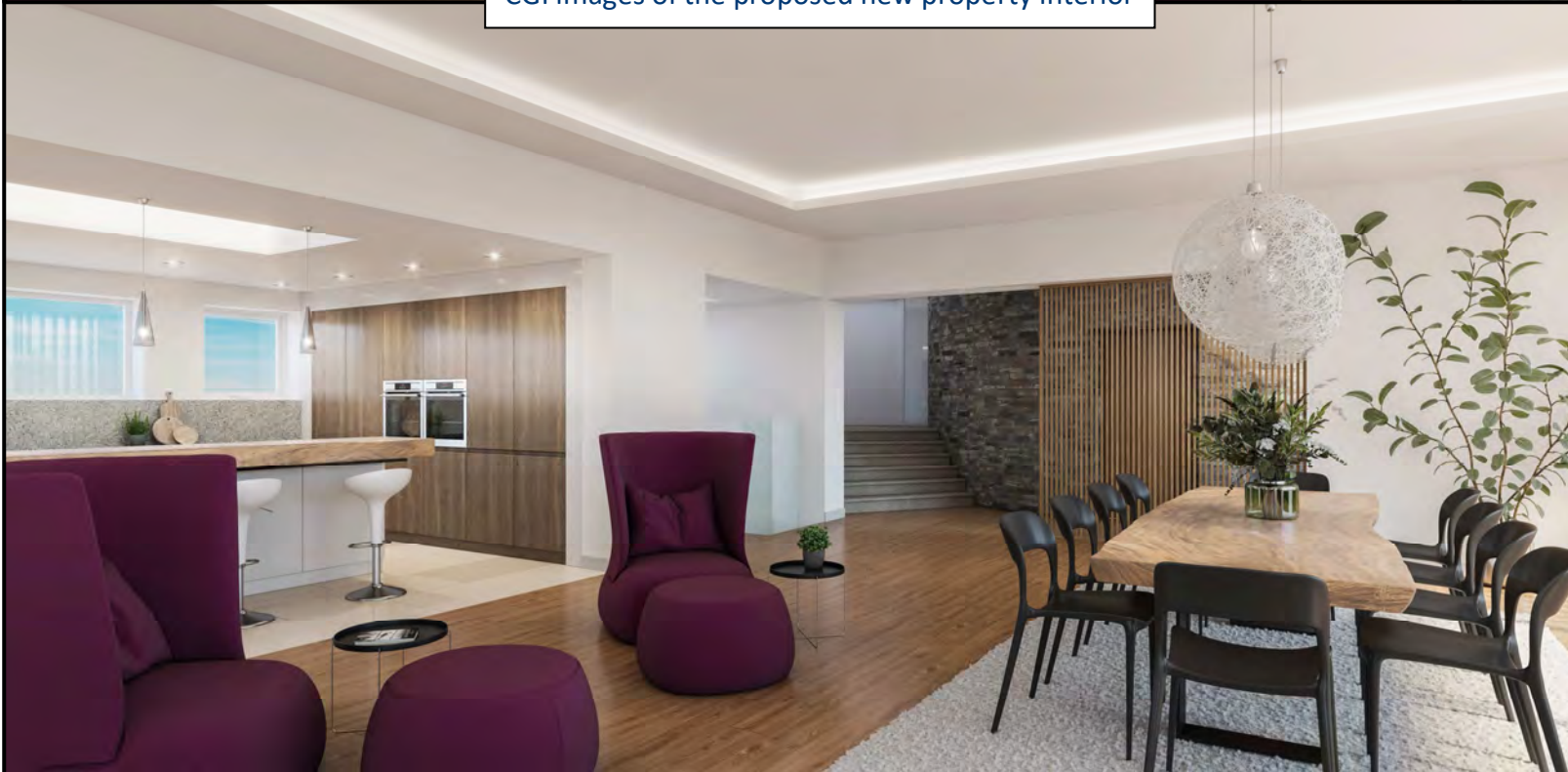
Location Plan (not to scale)

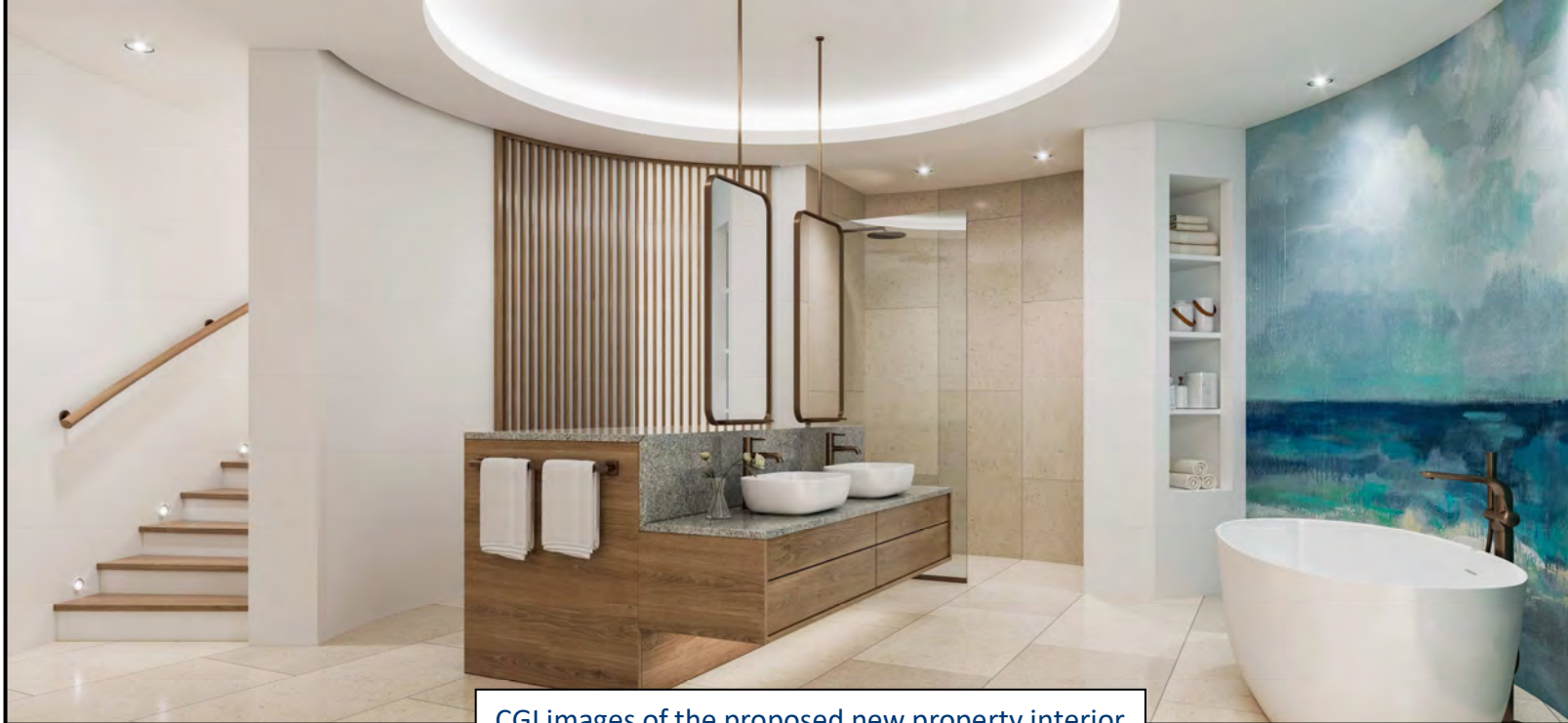
Proposed site layout plan (not to scale)



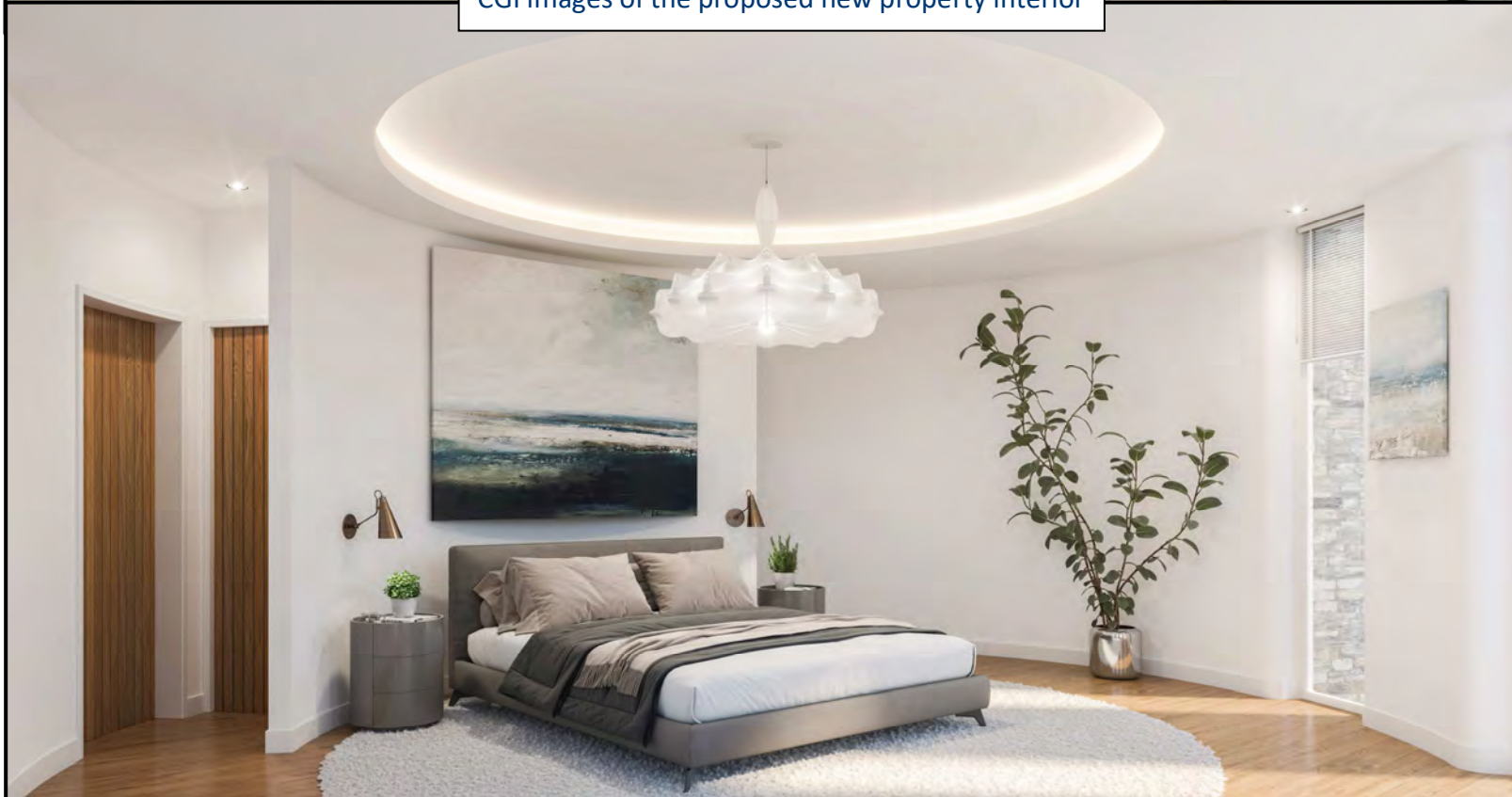


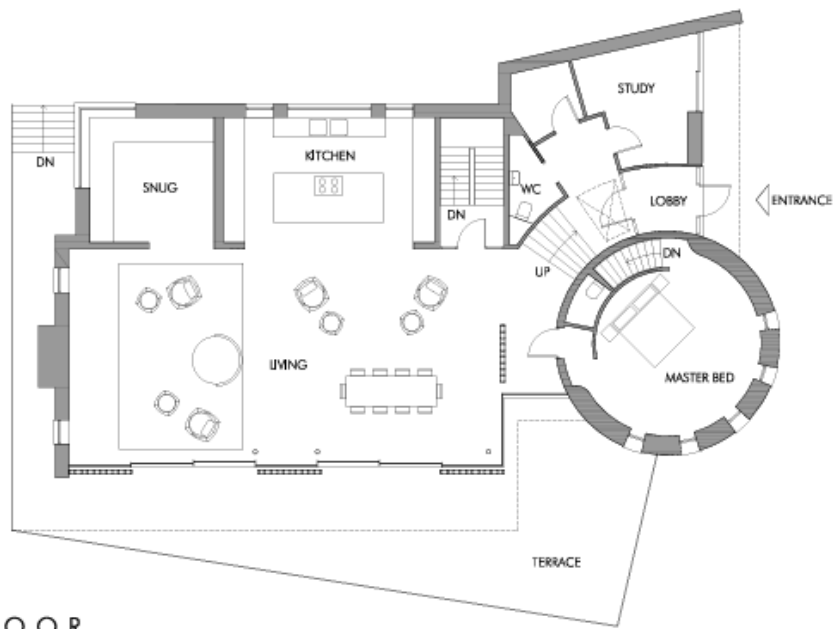
CGI images of the proposed new property interior



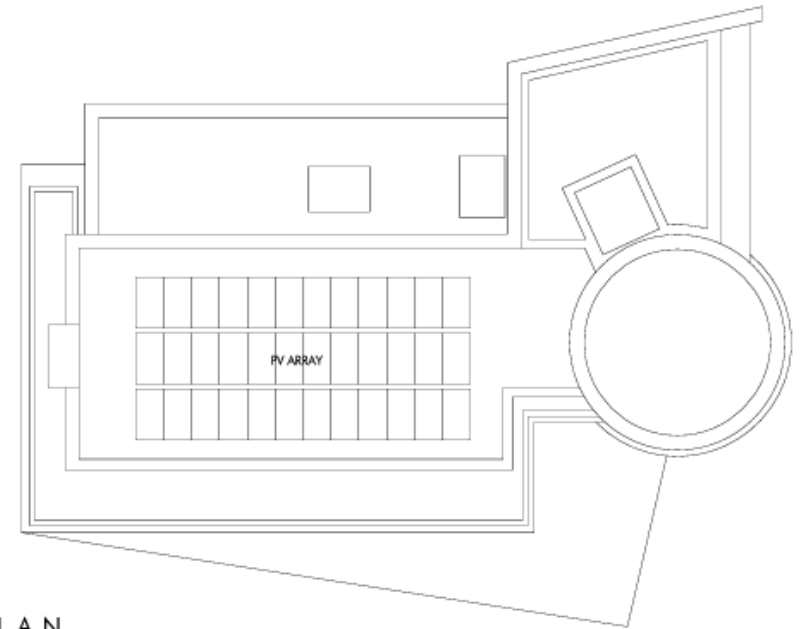


CGI images of the proposed new property interior

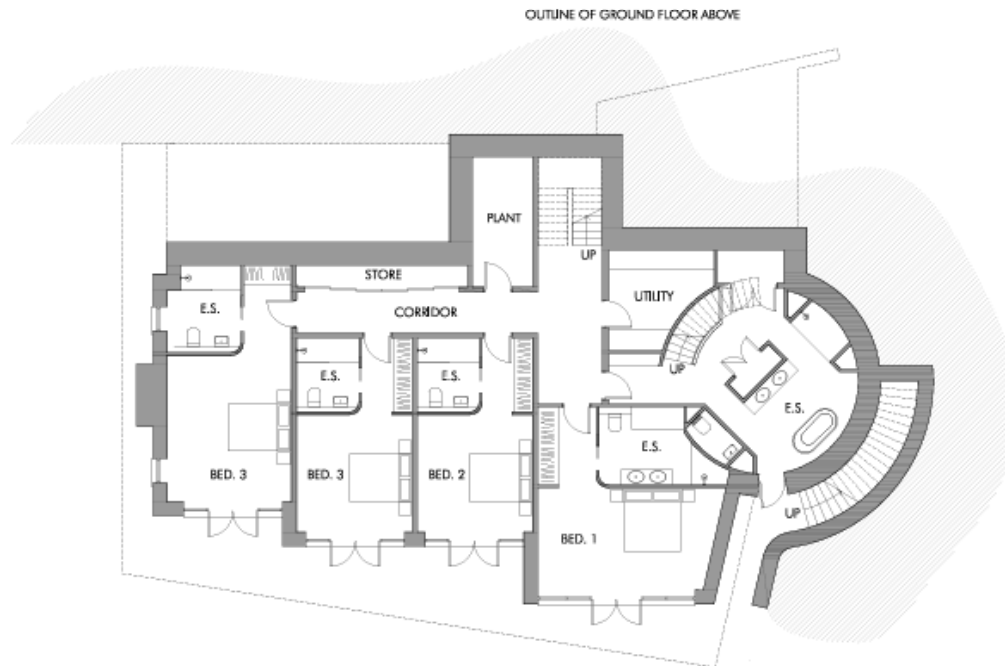




FIRST FLOOR



ROOF PLAN



GROUND FLOOR

Proposed Floorplans – not to scale



