

# FANTASTIC LARGE RURAL PLOT

## HORNACOTT MANOR, BOYTON, PL15 9RL



Detailed Planning Permission (Ref. PA25/08969)

Approx. 0.20 ha (0.50 acres)

Offers in the Region of £300,000

Aerial view of the plot looking North

**KLP**  
KITCHENER  
LAND AND PLANNING

## THE PLOT – PL15 9RL

A fantastic opportunity to acquire a large, secluded rural building plot near the village of Boyton (circa 1 mile), situated approximately midway between Launceston to the south and Holsworthy to the north (circa 8 miles either way). The plot benefits from full detailed planning permission (Ref.PA25/08969), for a large detached, two-storey, four bedroom dwelling with a detached double garage, all sat within a plot area of approximately 0.20 hectares (0.50 acres). The plot is elevated and enjoys far reaching countryside views over the surrounding woodland and fields.

The plot is accessed over a well-maintained Private Road of approximately 0.7 mile which is shared with just 4 other properties. The new dwelling will contribute equally towards the maintenance of the driveway as and when it is required.

The proposed house has a gross internal floor area of approximately 239.46 sqm (2,578 sqft) excluding the double garage.

## BOYTON

This Cornish village is situated between Launceston and Holsworthy near the Devon & Cornwall border. It has a Parish Church, a thriving Primary School and the Parish covers an area of approximately 7 square miles. The North Cornwall Coastline is only c. 15 miles to the west.

## VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact Philip Taverner at KLP to arrange a viewing.

## METHOD OF SALE

Offers are invited in the region of £300,000 for this freehold plot.

## SERVICES

There is an electricity supply running overhead and the water is proposed to be via a private borehole supply, there is no gas in the area and drainage will be via a private sewage treatment system for the plot. However, all interested parties should make and rely upon their own enquiries of the relevant services providers regarding connection.

## PLANNING

Cornwall Council granted full detailed planning permission for construction of a new dwelling (Ref. PA25/08969) on land north west of Hornacott Manor, Boyton, Launceston, PL15 9RL on 3<sup>rd</sup> March 2026.

## PLEASE NOTE:

Community Infrastructure Levy (CIL) is liable on this development, with a CIL liability notice detailing a chargeable floor area (proposed less existing) of 147.95 sqm at £400/sqm equating to £74,440.25 liability. Although there are exemptions to this charge for example for self-builders - see following web-link:

## [self build exemption \(for a whole house\)](#)

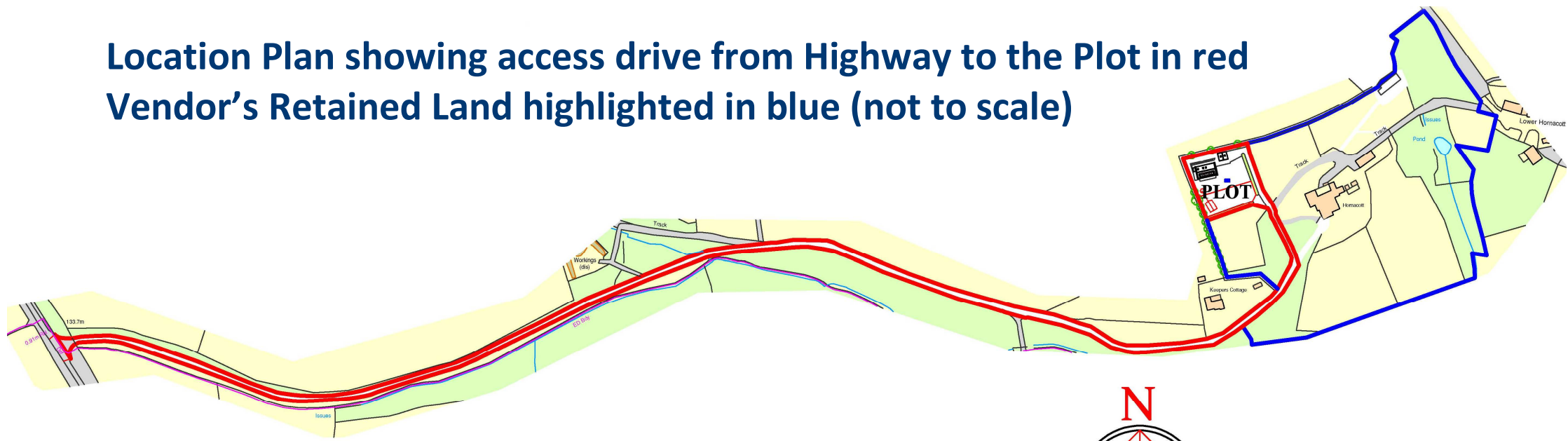
Copies of the plans, planning permission & CIL Liability Notice are available from the agents.

## CONTACT – REF: 1140/PT/R2

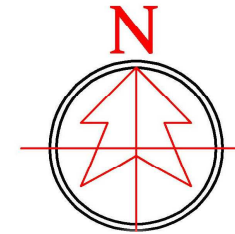


Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: [philip@klp.land](mailto:philip@klp.land)  
Tel. 01392 879300

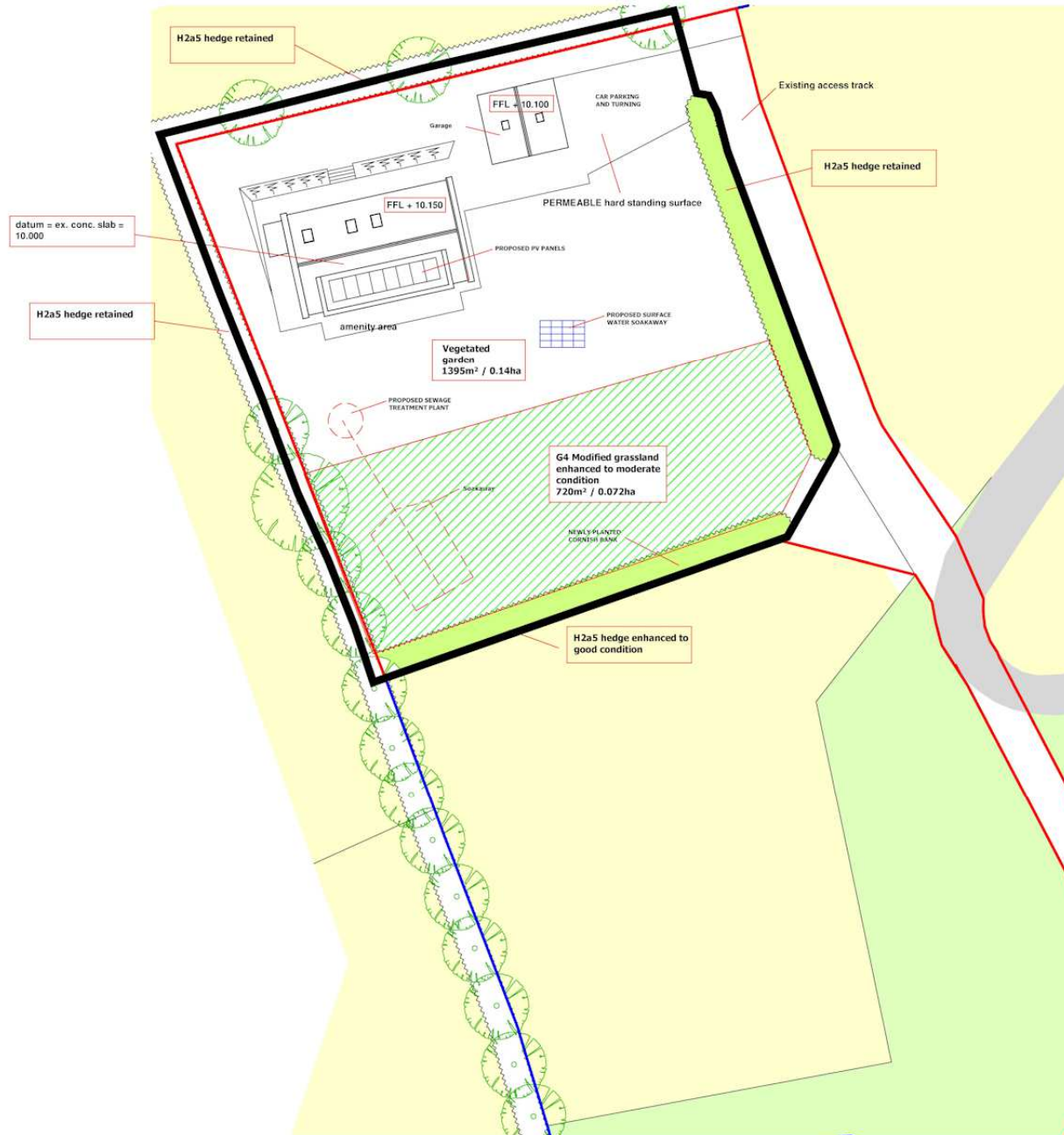
**Location Plan showing access drive from Highway to the Plot in red  
Vendor's Retained Land highlighted in blue (not to scale)**



**Google Earth Image below**



# Approved Site Layout Plan (not to scale)



**APPROX. PLOT BOUNDARY**

REVISIONS		
Rev	Description	Date

GENERAL NOTES	
1.0m @ 1:25	3.0m @ 1:50
6.0m @ 1:100	12.0m @ 1:200
30.0m @ 1:1000	75.0m @ 1:1100

**SCALE BAR**

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation approval ONLY. All structural work to be calculated by a structural engineer prior to construction.  
 Any work undertaken prior to full Planning Permission and Building Control approval is at the Builders own risk. R. A. Rowe & Co will not be held responsible for any problems arising.  
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 All dimensions must be checked on site. Do not scale for construction purposes

**First floor**  
**Bude TIC**  
**The Crescent**  
**Bude**  
**EX23 8LE**  
**01288 352 121**  
**Info@rarowe.co.uk**

**RIBA** #  
 Chartered Practice

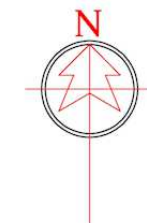
**CIAT**  
 Chartered Institute of Architectural Technicians

**cabe**  
 chartered association of building engineers

**CLIENT**

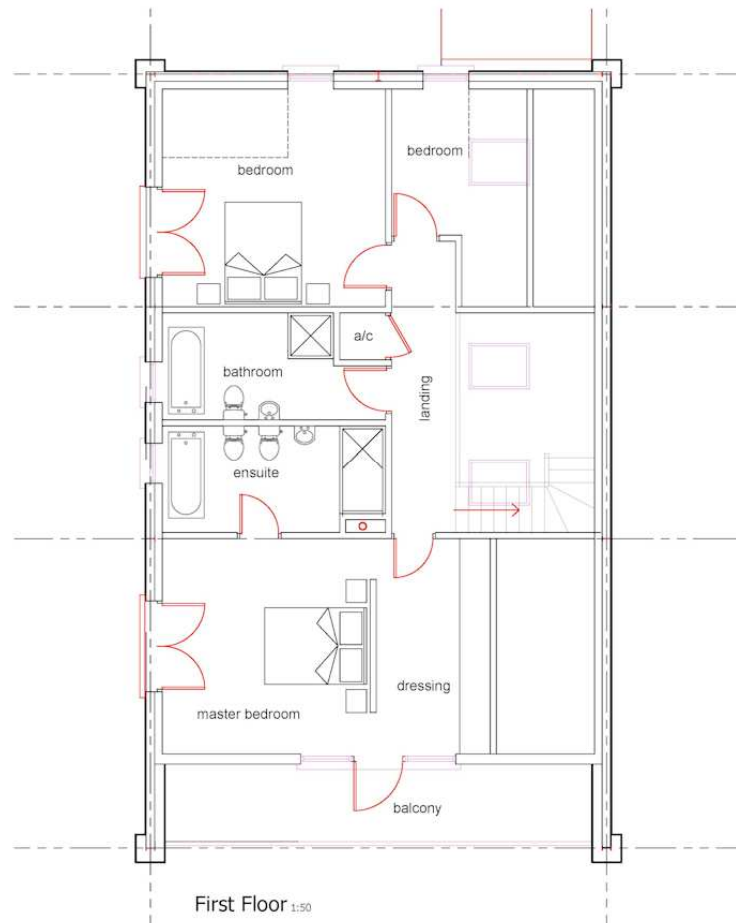
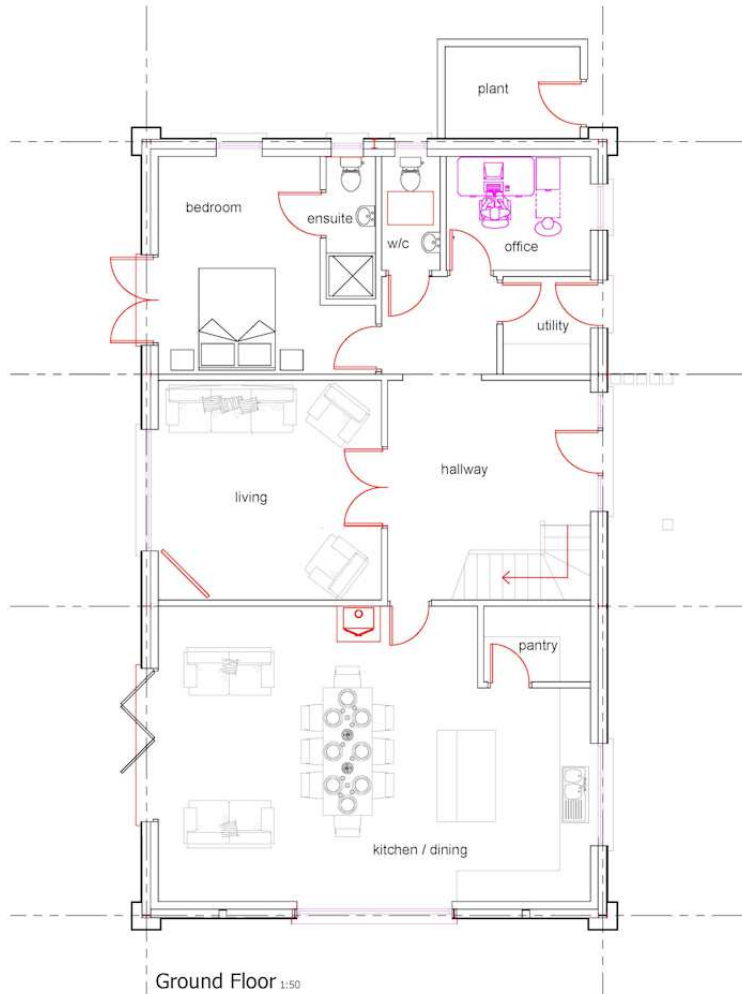
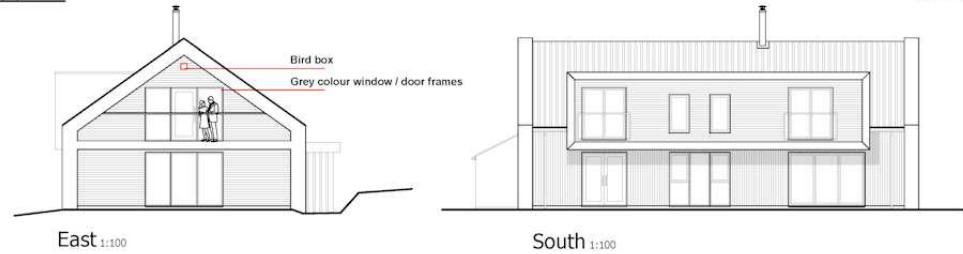
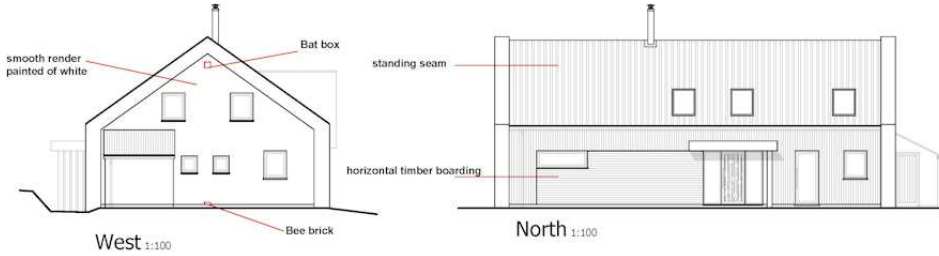
Mr Sharpe  
 Hornacott Manor  
 Boyton  
 Launceston  
 Cornwall  
 PL15 9RL

PROJECT			
Proposed new build dwelling in lieu of a Class Q approval			
DATE	Oct 2025	Drawn	D.J.S
SCALE	As shown	Dwg no	Sh/25-03
STAGE	Planning	Rev	B



Proposed plans PRINT A1

# Approved Floor & Elevation Plans (not to scale)



REVISIONS		
Rev	Description	Date

GENERAL NOTES			
1.5m @ 1:25	3.0m @ 1:50		
6.0m @ 1:100	12.0m @ 1:200		
30.0m @ 1:1000	75.0m @ 1:11000		

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**cabe**  
 chartered association of building engineers

PROJECT			
Proposed new build dwelling in line of a Class 2 approval			
DATE	Oct 2025	Drawn	D.J.S
SCALE	As shown	Dwg no	St/25-02
STAGE	Planning	Rev	C

Proposed plans PRINT A1

## Computer Generated Image of Proposed House & Garage

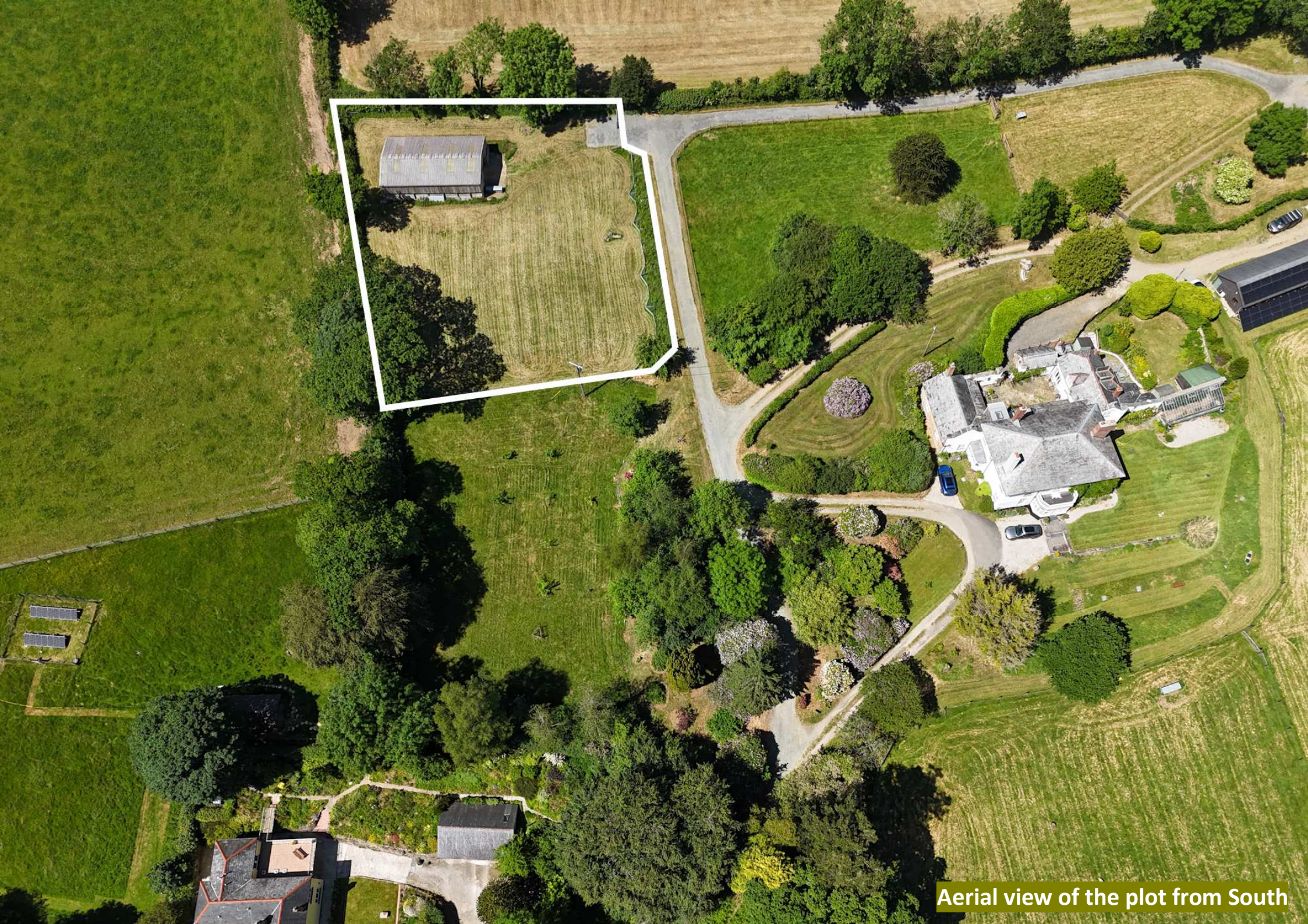


## Computer Generated Image of Proposed House & Garage





**Aerial view of the Plot from the SW**



Aerial view of the plot from South



Aerial view of the plot from the North