

BUILDING PLOT FOR DETACHED DWELLING & ADJACENT LAND BOYTON NR LAUNCESTON CORNWALL PL15 8NR



- Building plot and adjacent land together extend to c.5.0 acres / 2.0 hectares
- Conditional Permission for demolition of existing & erection of replacement dwelling
- Offers Invited £350,000

white line denotes approximate boundary of plot and adjacent land

THE PLOT & ADJACENT LAND – PL15 8NR

The plot and adjacent land is located in a beautiful rural location close to the village of Boyton. The plot and adjacent land which is included in the sale, together extend to approximately 5 acres/2hectares. The plot currently accommodates a lawful mobile home, the use as a self-contained residential unit was certified under application PA25/01231. Planning application PA25/24879 was granted permission for the demolition of the existing dwelling and the erection of a replacement 3 bedroom single storey dwelling extending to c. 136sqm/1464sqft. A further application PA26/04832 for a non-material amendment was granted permission for the creation of residential space within the roof void, the drawings show an additional 2 bedrooms and a bathroom.

The plot offers lovely countryside views to the east and south over the additional land which is mostly grassed and which falls away from the plot down to woodland and a stream along the east boundary.

NOTES

The land has been fenced into paddocks, we understand two mobile field shelters will remain on the property and are included in the sale.

The plot is located off a private drive. There is an obligation to apply for permission to create a new access track from the existing tarmac driveway before 27 June 2027. A quote is available for the construction works, see Planning & Technical information pack.

A borehole is proposed to provide water to the property, a quote is available, see Planning & Technical information pack. Until its operational the plot is privately supplied on a fixed monthly charge.

National Grid have supplied a quote for an electricity connection, see Planning & Technical information pack. Currently, electricity is privately supplied on a fixed charge per unit paid monthly.

BOYTON

This Cornish village is situated between Launceston (c. 6 miles to the south) and Holsworthy near the Devon & Cornwall border. It has a Parish Church and a thriving Primary School. The North Cornwall Coastline is only c. 13 miles to the west.

PLANNING & TECHNICAL

Cornwall Council granted Conditional Planning Permission under application PA25/04879 dated 03 September 2025 for the demolition of the existing dwelling and erection of a replacement dwelling, Beardon Mead, Boyton, Launceston, Cornwall, PL15 8NR.

Subsequently, Cornwall Council granted a non-material amendment under application PA26/04832 dated 30 July 2026 in relation to decision notice PA25/04879 dated 03 September 2025 for the creation of residential space within the roof void and the addition of Velux windows, Beardon Mead, Boyton, Launceston, Cornwall, PL15 8NR.

Interested parties will need to make and rely on their own investigations. A Planning & Technical information pack, accessed via a drop box link, is available on request.

METHOD OF SALE - For Sale by Private Treaty - Offers invited £350,000

VIEWING - By appointment with KLP what3words: knees.nappy.purple

CONTACT: Darryl Hendley



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: darryl@klp.land

Mobile: 07850 275265

Tel. 01392 879300

Ref 1146/DH/R2

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.



Not to Scale
Red line denotes approximate planning application boundary



NO	Description	Date:
		10.07.26

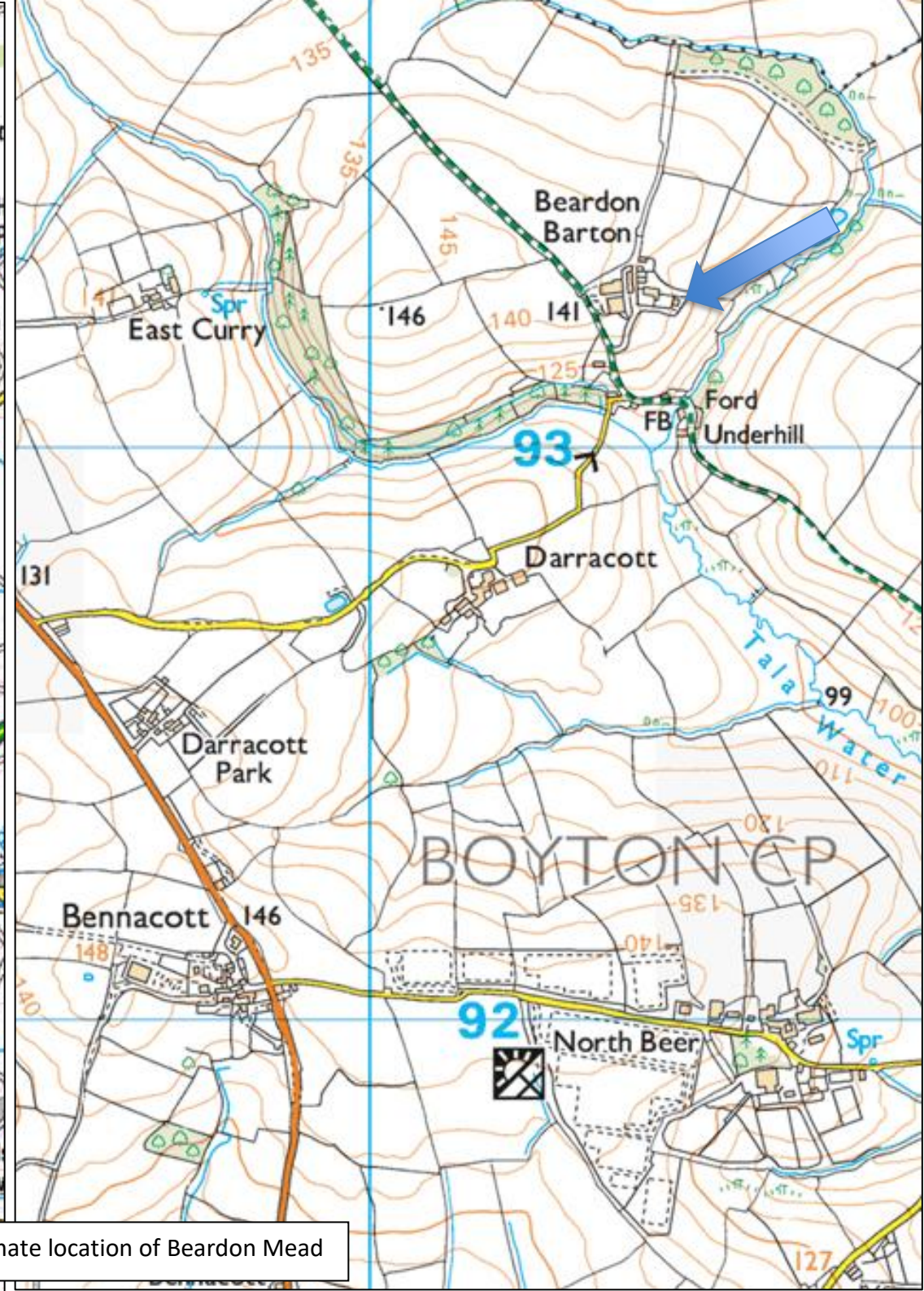
ADDRESS Beardon Mead Boyton LAUNCESTON PL15 8NR	Sheet Title : Proposed Site Block Plan
---	--

Client	REF	REV
Date: 10/07/26	Sheet number 06	Scale 1:100@A3
Drawn by: UKS Checked by MA	Project Name Proposed Loft Conversion	

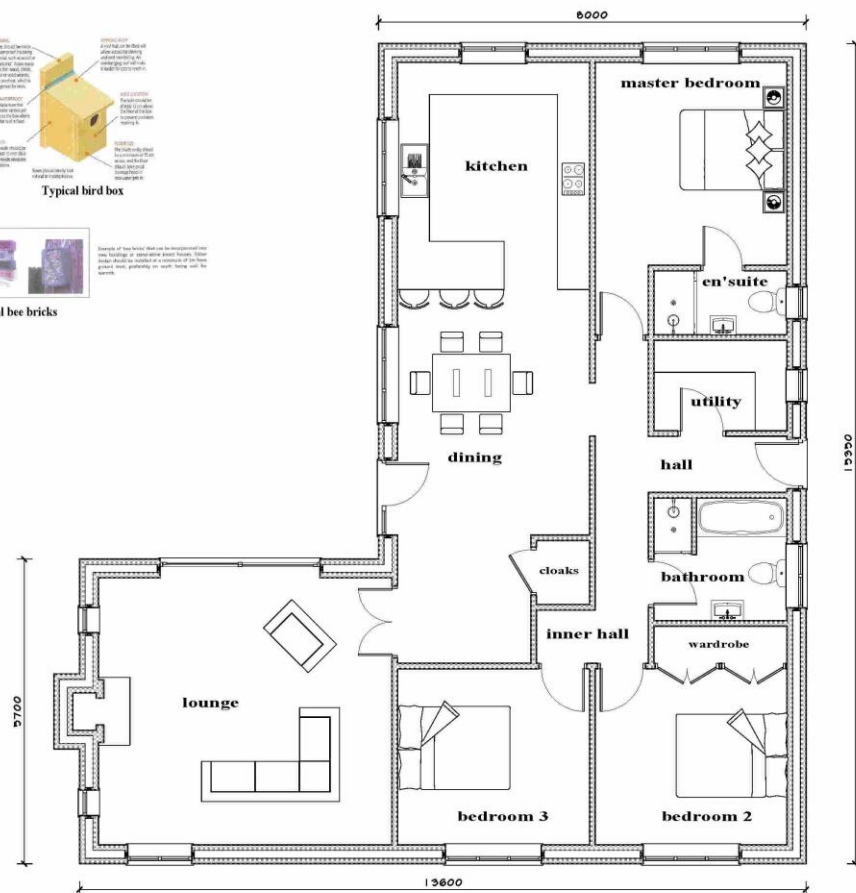
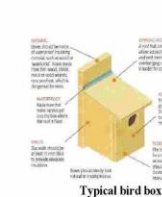
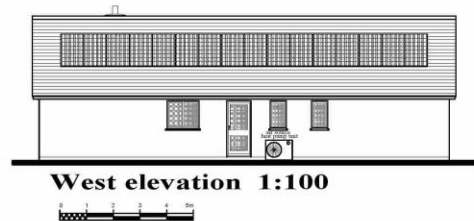
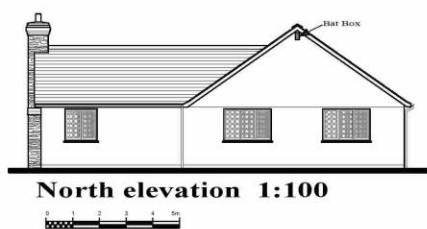
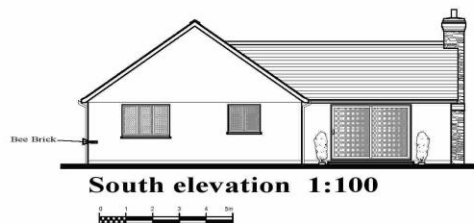
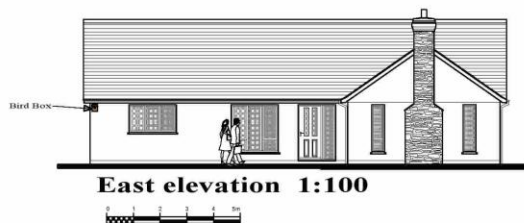


Not to Scale

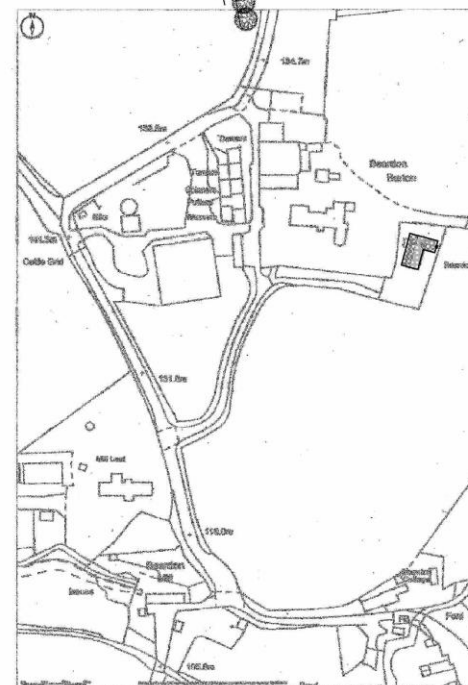
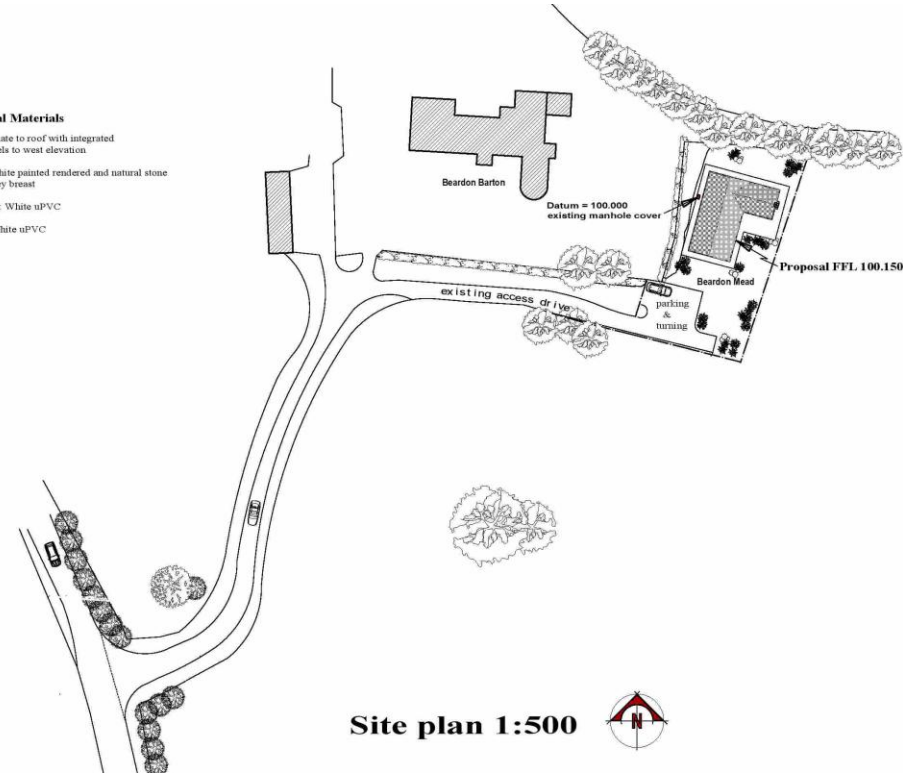
Red line denotes approximate adjacent land



Blue arrows denote approximate location of Beardon Mead



External Materials
 Natural slate to roof with integrated solar panels to west elevation
 Walls: White painted rendered and natural stone to chimney breast
 Windows: White uPVC
 Doors: White uPVC

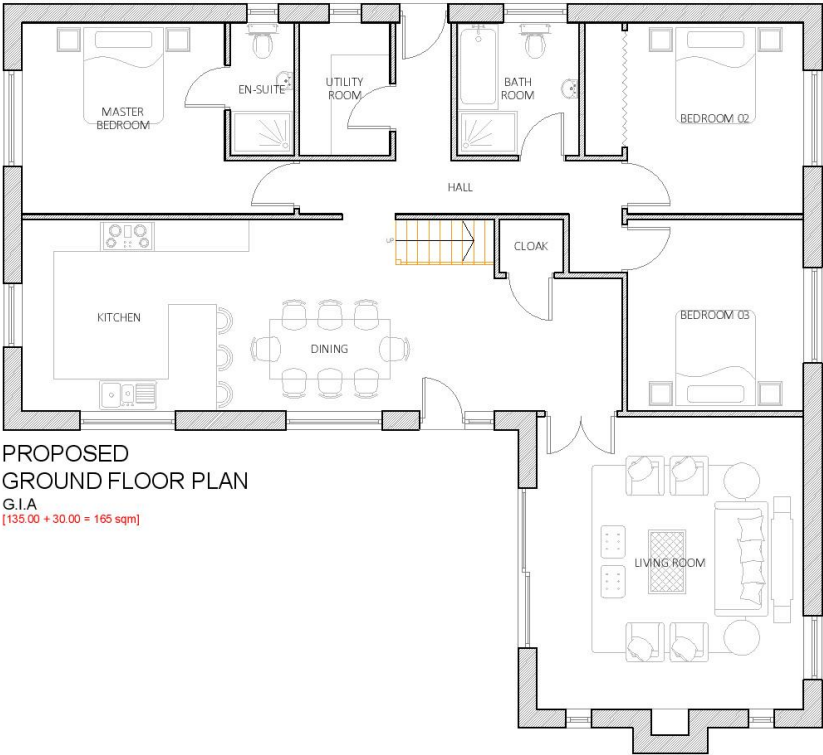


Proposed floor plans, elevations and site plan - Not to Scale
 Conditional Planning Permission PA25/04879

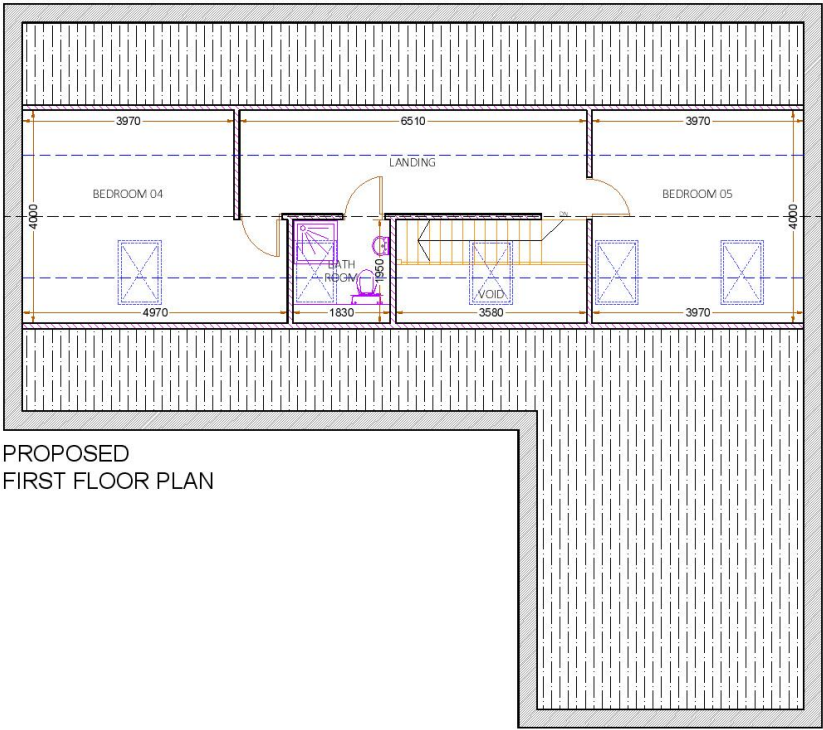
PETER WONNACOTT ~ PLANNING			
Planning and Development Advisor			
Rodds Bridge Farm - BUDE - Cornwall - EX23 0LS			
Tel: (01288) 352047 Fax: 356658			
Client	Project		
Mr & Mrs Gregory	Replacement Dwelling Beardon Mead Boyton Launceston PL15 8NR		
Date	Scale	Drawn by	Drawing No.
April 2023	as shown	Steve Hoggard	PW2023-26/011

LEGEND

Area calculated from blue outlined
whereas headroom height up to 1500mm

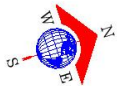


PROPOSED
GROUND FLOOR PLAN
G.I.A
(135.00 + 30.00 = 165 sqm)



PROPOSED
FIRST FLOOR PLAN

Proposed ground floor plan
Not to Scale
Non Material Amendment PA26/04832



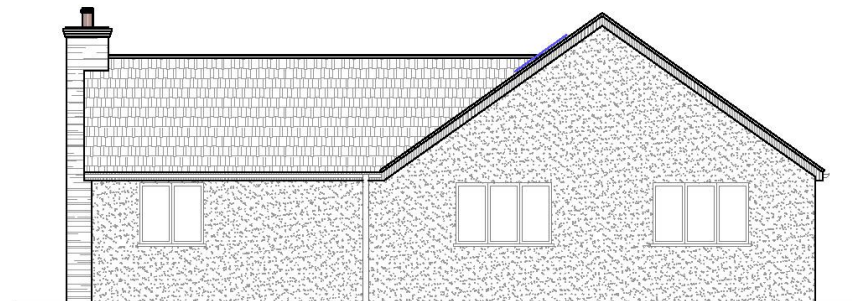
NO	Description	Date
1	10.07.26	

ADDRESS Beardon Mead Boyton LAUNCESTON PL15 8NR
Sheet Title : Proposed Floor Plans

Client	REF	REV
Date: 10/07/26	Sheet number 02	Scale 1:100@A3
Drawn by: UKS	Project Name Proposed Loft Conversion	
Checked by MA		



PROPOSED
EAST SOUTH ELEVATION



PROPOSED
NORTH EAST ELEVATION

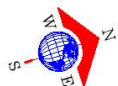


WEST NORTH ELEVATION
(NO CHANGE PROPOSED)



PROPOSED
SOUTH WEST ELEVATION

Proposed elevations plan
Not to Scale
Non Material Amendment PA26/04832



NO	Description	Date	ADDRESS	Client	REF	REV
		10.07.26	Beardon Mead Boyton LAUNCESTON PL15 8NR			
			Sheet Title :	Date: 10/07/26	Sheet number 05	Scale 1:100@A3
			Proposed Elevations	Drawn by: UKS	Project Name	
				Checked by MA	Proposed Loft Conversion	



white line denotes approximate boundary of plot and adjacent land