

SINGLE BUILDING PLOT

BELLEVISTA, FALMOUTH, TR11 5PA



Technical Details Planning Permission (Ref.PA26/00623)
Approved 4 bedroom contemporary house
Offers in the Region of £160,000

Aerial view of the plot with approx. plot boundary highlighted

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – TR11 5PA

An opportunity to acquire a building plot in an elevated position on the north western edge of Falmouth. The plot benefits from full detailed planning permission for a contemporary detached, two-storey, four bedroom dwelling with a gross internal floor area of approximately 156sqm (1,680sqft) plus a detached garage. The plot is elevated and the proposed reverse level accommodation will enjoy far reaching views to the north.

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

Plot 1 to the east has been sale agreed, and the Vendor's existing bungalow to the west is also available to purchase, as they will be moving into the new "grand design" house in the top corner of the site when it is completed soon.

FALMOUTH

The coastal town of Falmouth has one of the world's largest natural harbours and benefits from several beautiful sandy beaches. The town has a strong maritime heritage, which is re-enforced with the National Maritime Museum being located there. The town is accessed via the A39 and has good access to Truro, and Newquay, which provides an expanding airport with flights to a number of UK destinations.

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 £160,000 for the freehold plot.

SERVICES

We are informed that the Vendors have brought the mains water and electricity supplies on to the site ready for connection to the plots. We understand that drainage will be via a private sewage treatment system for the plot and surface water will be dealt with via soakaways. However, all interested parties should make and rely upon their own enquiries regarding the services for the plot.

PLANNING

Cornwall Council granted full technical details planning permission (Ref.PA26/00623), following approval of Permission in Principle (Ref.PA25/03699), for the construction of two new dwellings on land at Bellevista, Hillhead Road, Kergilliack, Falmouth, TR11 5PA on 31st March 2026. Copies of the plans, planning permission & CIL Liability Notice are available from the agents.

PLEASE NOTE:

Community Infrastructure Levy (CIL) is liable on this development, with a CIL liability notice detailing a charge of £47,131.48 for the two proposed dwellings. Potential purchasers may seek to develop this plot for themselves and they may be able to claim a self-build exemption to the CIL, however, all parties must make and rely upon their own enquiries of the Local Planning Authority regarding CIL.

The caravans on site are temporary contractors accommodation & will be removed once the Vendor's house is completed and prior to completion of the Plot sales.

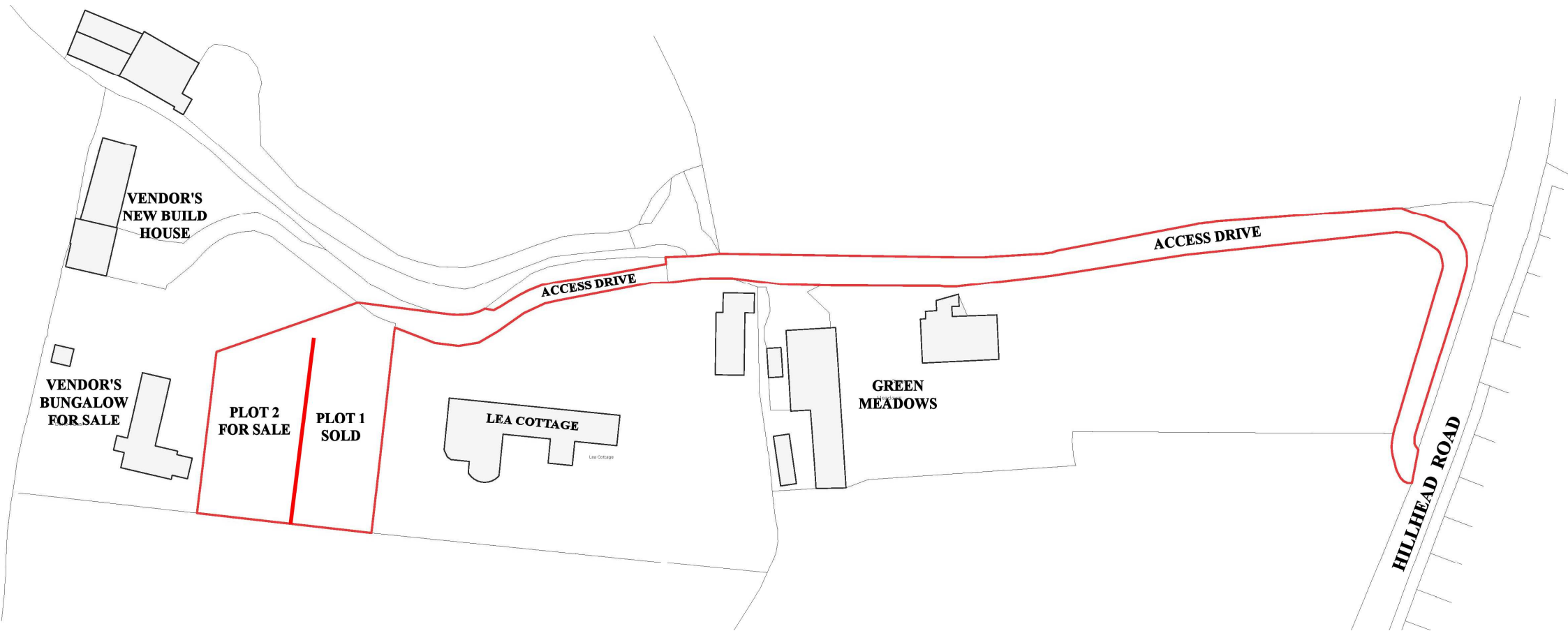
CONTACT – REF: 1147/PT/R1



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

Location Plan

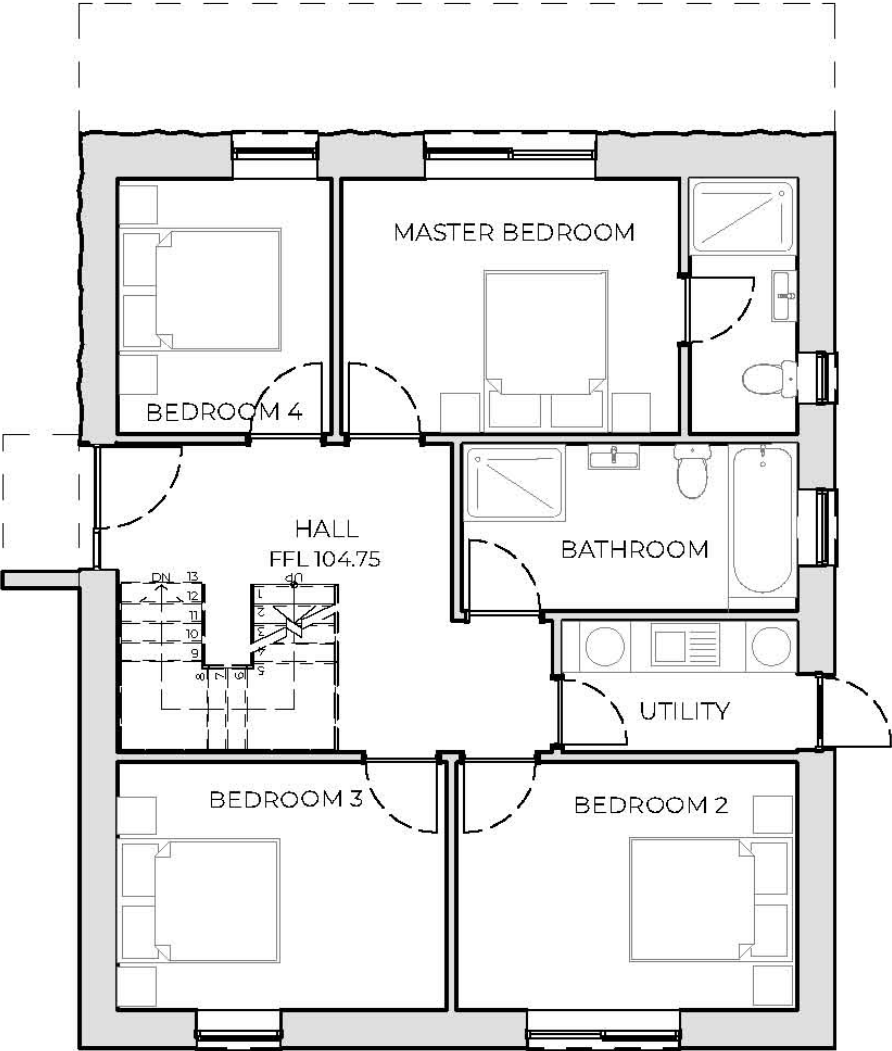
Access drive from Highway to the Plot in red
(not to scale)



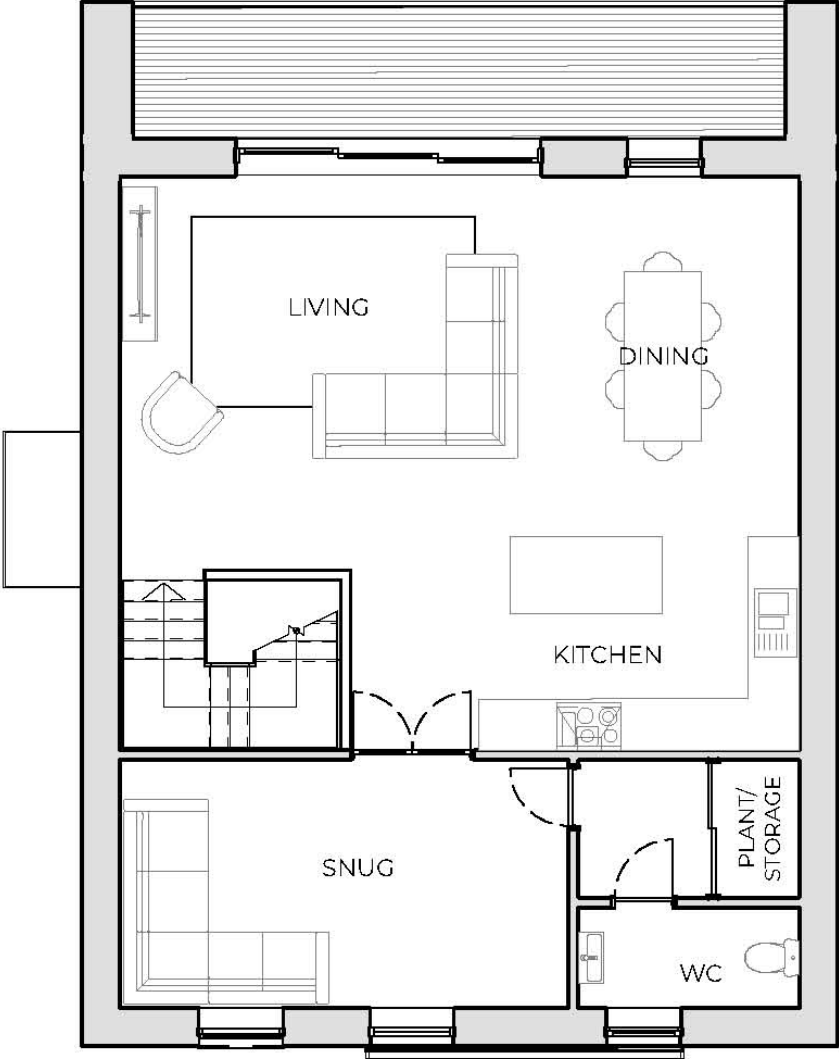
Site Layout Plan (not to scale)



Approved Floor Plans (not to scale)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Approved Elevation Plan & Illustrative Render (not to scale)

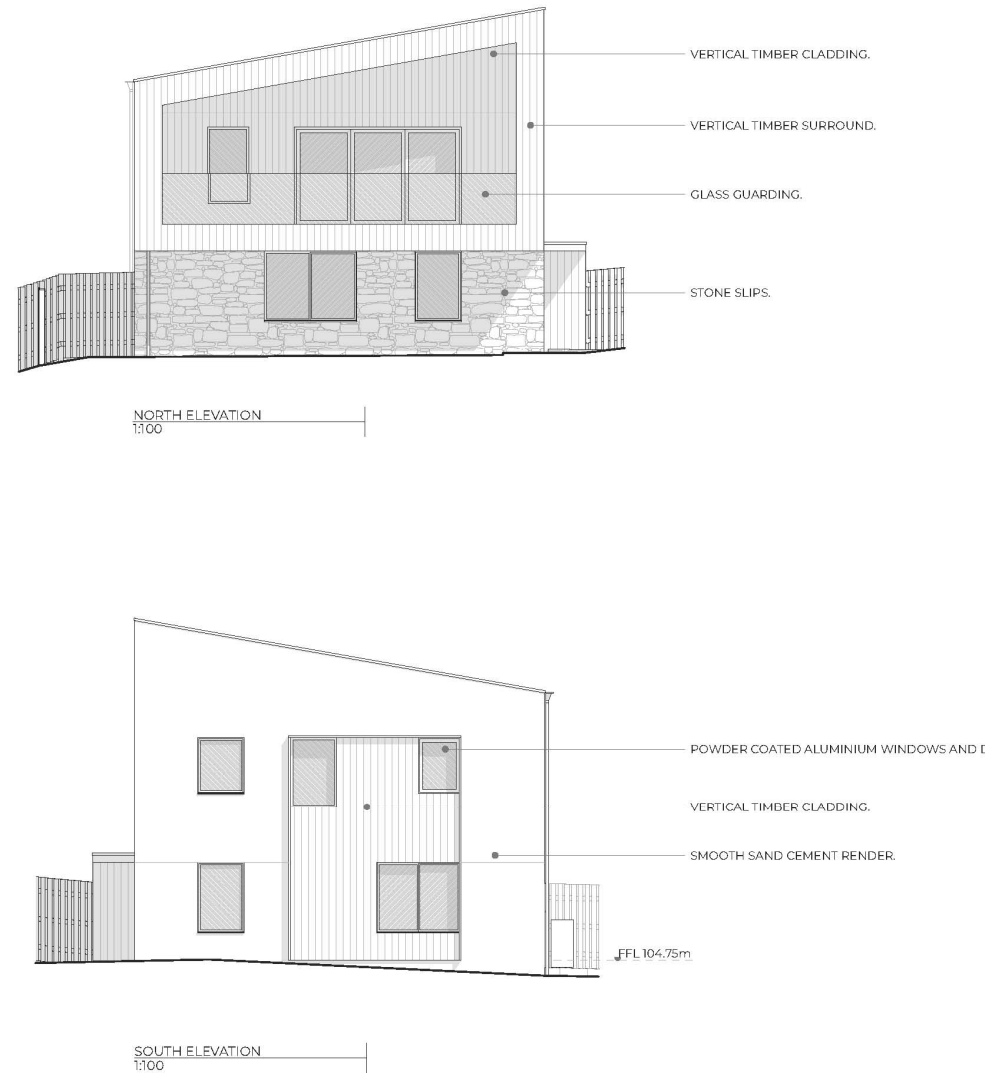
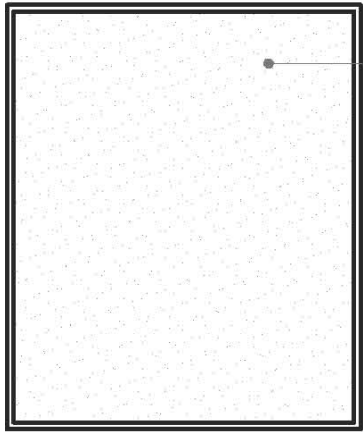


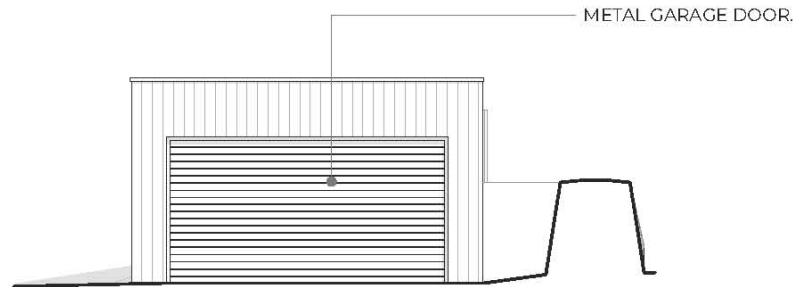
FIG. 7
ILLUSTRATIVE RENDER OF UNIT 2

Proposed Garage Plans (not to scale)



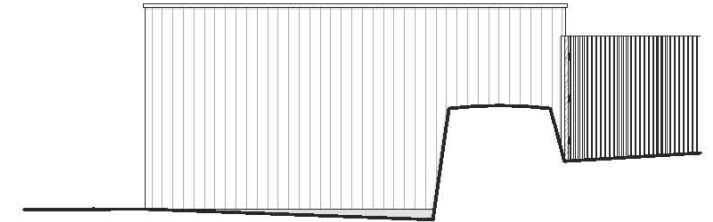
SEDUM ROOF.

ROOF PLAN

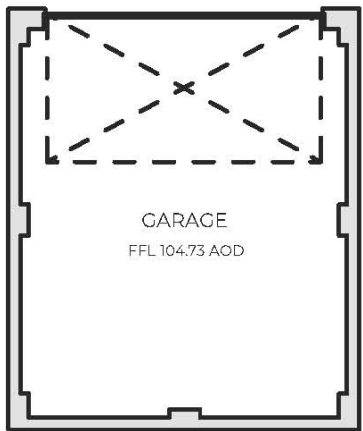


METAL GARAGE DOOR.

EAST ELEVATION

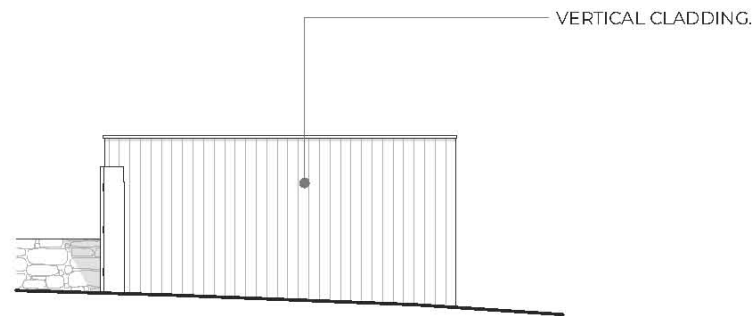


NORTH ELEVATION



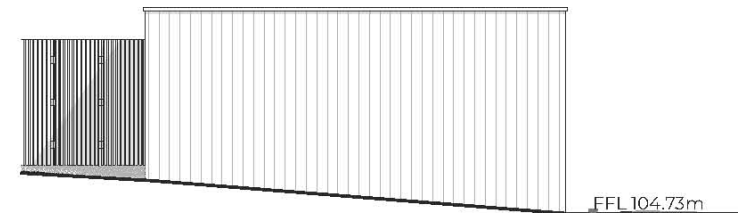
GARAGE
FFL 104.73 AOD

FLOOR PLAN



VERTICAL CLADDING.

WEST ELEVATION



FFL 104.73m

SOUTH ELEVATION



PENRYN RIVER

PLOT

Aerial view from the West with Falmouth & Carrick Roads in the distance



Aerial view of the plot from South



Aerial view from the SW