

PLOT FOR ONE DETACHED DWELLING

LAND ADJ AUCUBA KELLY BRAY CORNWALL PL17 8ET

JOINT AGENTS

Clive Emson
LAND AND PROPERTY AUCTIONEERS

KLP
KITCHENER
LAND AND PLANNING

- For Sale by Clive Emson Online Auction 23 July 2026 – Lot 34
- Outline Planning Permission PA25/04196 - dated 29 October 2025
- For a single ecological self-build dwelling
- Guide £65,000 +fees

view over plot looking south



Scan the QR code to view the property online

THE PLOT

A parcel of land adjoining the residential property known as Aucuba, on the northern edge of Kelly Bray, a short distance from Callington.

The land is understood to comprise a grassed parcel with established boundary planting. The surrounding area is predominantly residential, with countryside/open land nearby. The land extends to approximately 0.31 hectares (0.76 acres).

KELLY BRAY, NR CALLINGTON

The village offers a amenities including a public house, café/bakery, post office, and convenience store. The nearby town of Callington provides a wider range of amenities including supermarkets, a health centre, leisure and gym facilities, churches, and both primary and secondary schools.

Ideally positioned in South East Cornwall, approximately 15 miles from Plymouth city centre, the property benefits from excellent road links, making it well-suited for commuters. The surrounding countryside is rich in scenic alks and attractions, including Cotehele House and Estate, Kit Hill, and the Tamar Valley.

PLANNING & TECHNICAL

Outline Planning Permission has been granted by Cornwall Council, under ref: PA25/04196, dated 29 October 2025, for a single ecological self-build dwelling, with all matters reserved and subject to conditions. A copy of the Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website, cornwall.gov.uk. Tel: 0300 1234 151.

AUCTIONEER'S NOTE

We understand the land is contaminated and further information will be available in the legal documentation, available to download from the Clive Emson Website.

METHOD OF SALE

Freehold with Vacant Possession - For Sale by Clive Emson Online Auction, Wednesday 23 July 2026. Guide £65,000 +fees. LOT 34

VIEWING

External only. The land can be located via the What3Words app using [snowmen.curvy.custom](https://www.what3words.com) and the gated access by

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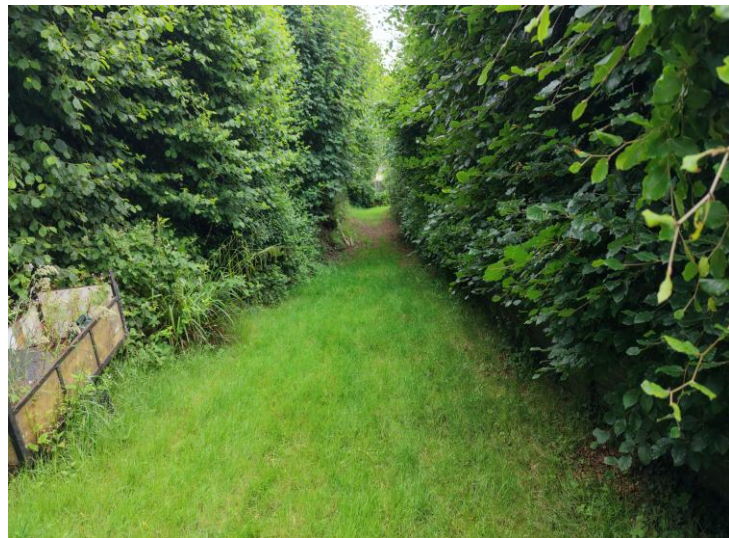
Darryl Hendley
darryl@klp.land
Tel: 01392 879300

CLIVE EMSON AUCTIONEERS

Steve Appleby
auctions@cliveemson.co.uk
Tel: 01392 366555



Ref: 1115/DH





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view across looking east