

RESIDENTIAL DEVELOPMENT SITE FOR UP TO 5 DWELLINGS

ADDITIONAL LAND CAN BE PURCHASED SEPARATELY

WEEK ST MARY NR LAUNCESTON CORNWALL EX22 6UP

white line denotes approximate boundary
of site for 5 (hatched) and the additional land
Hatched area c.0.75 acres / 0.3 hectares
Additional land c. 10.22 acres / 4.14 hectares

- Outline Planning Permission PA25/07643 – dated 20 May 2026
- Site for 5 Guide Price - £130,000, Additional Land – Offers Invited

KLP
KITCHENER
LAND AND PLANNING

THE SITE & ADDITIONAL LAND – EX22 6UP

The whole land area for sale extends in total to approximately 10.97 acres/4.44 hectares and comprises 3 fields currently laid to grass with established hedgerow boundaries apart from the west boundary abutting existing residential dwellings. The land benefits from two existing access, one from the adopted highway in the north west corner across an unregistered parcel shared with the adjacent landowner and the second into the south west corner via a private road from the adopted highway, serving a property called Kilbroney.

The owners preference is to sell both the land parcel with outline consent dated 20 May 2026 for up to 5 dwellings extending to c.0.75 acres/0.3hectares and the additional land extending to c.10.22 acres/4.14 hectares, to one purchaser in a single transaction.

The owners will however separately sell the site for 5 dwellings or the additional land. If sold separately this would require retention of rights of access etc running along the north boundary of the consented land, as shown on the Indicative Site Plan below.

WEEK ST MARY

The village is located in the rolling countryside of North Cornwall. At the heart of this thriving community is a selection of traditional village amenities, including a well-stocked Week St Mary Community Shop and integrated Post Office, a popular local pub, and the landmark 14th-century church of St Mary the Virgin.

The village benefits from excellent proximity to both local education and larger towns. Families have access to well-regarded primary schooling in nearby villages like Whitstone, with comprehensive secondary schools located in the surrounding market towns. The coastal town of Bude is only 8 miles to the north, offering major supermarkets, eateries, and recreational facilities. The historic market town of Launceston lies roughly 10 miles to the south via the B3254. The dramatic North Cornwall coast is c. 5 miles away, offering the expansive sands and surf breaks of Widemouth Bay.

PLANNING & TECHNICAL

Cornwall Council granted Outline Planning Permission under application PA25/07643 dated 20 May 2026 for residential development of land for up to 5 dwellings with all matters reserved except access, land at Week Green, Week St Mary, Holsworthy, EX22 6UP.

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.

Community Infrastructure Levy – The proposed development will be liable for a charge, calculated when the related reserved matters application is determined.

Biodiversity Net Gain – The delegated Planning Officers report stated that indicatively, it is considered that the development is predicted to result in a net gain in biodiversity at the site. Ultimately this matter can only be confirmed at reserved matters stage once a detailed design has emerged.

FOR SALE BY PRIVATE TREATY

The site for 5 - Guide Price £130,000

The additional land – Offers invited

VIEWING - By appointment with KLP what3words: prune.stared.absorb

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Ref 1165/DH/R1

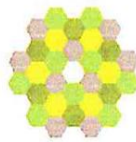
HM Land Registry

Official copy of title plan

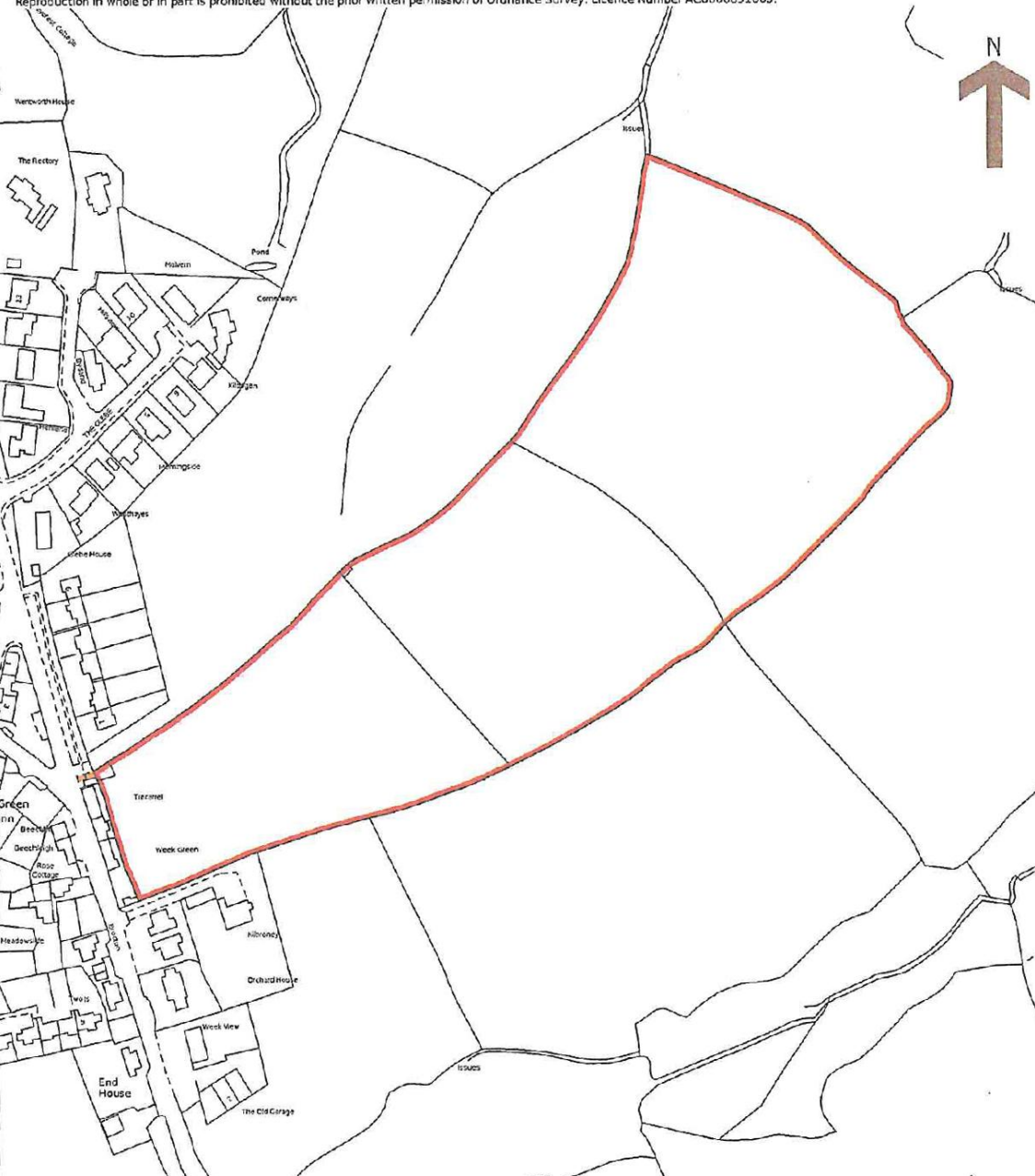
Title number **CL276837**

Ordnance Survey map reference **SX2397SE**

Administrative area **Cornwall**



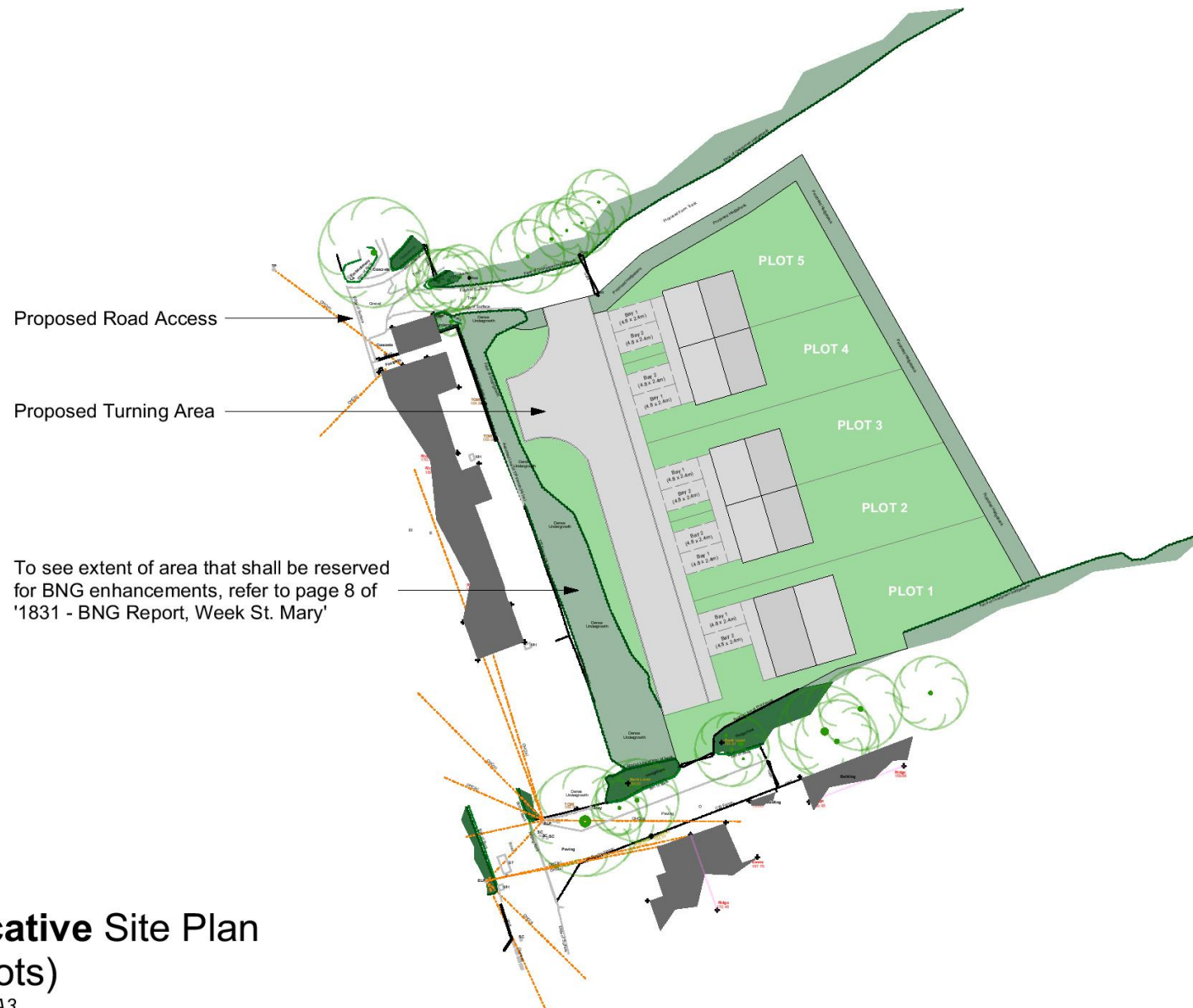
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RED BOUNDARY LINE DENOTES TOTAL LAND AREA FOR SALE - NOT TO SCALE



BLUE ARROW DENOTES APPROXIMATE SITE LOCATION



1:500 @ A3

NOT TO SCALE



D		12/11/25		Note referring to BNG report added to plan	
ISSUE		DATE		REVISION	
PROJECT				PROJECT #	
Outline Application for New Dwellings				JRPA-26	
CLIENT			DATE #		DWG #
Ms G Greene			30/08/24		
			SCALE @ A3		1:500
DRAWING TITLE			DRAWN		JR
INDICATIVE SITE PLAN (5 PLOTS)			CHKD		JR
			REVISION		D

