

BUILDING PLOT FOR A DETACHED DWELLING GOVERSETH HILL, Nr. FOXHOLE, PL26

- Outline Planning Permission PA16/10122
- Approx. 0.04 ha (0.1 acres)
- Edge of village location backing onto fields
- Guide Price £60,000

KLP
KITCHENER
LAND AND PLANNING

Photo overlooking the plot, facing north west

THE PLOT – PL26 7UZ

This single building plot benefits from outline planning permission for a new two storey detached dwelling. The plot is located in a small hamlet of properties situated some 400m from the settlement of Foxhole. The plot, which extends to c. 0.04ha / 0.1acres is presently garden area for a neighbouring detached house. It is proposed on the indicative plans that a new vehicular access will be formed off the existing private driveway which will lead to an off road parking area and garage. The plans also suggest the new dwelling will have an approximate footprint of c. 9.5m x 6.5m although the final details of the access, appearance, landscaping, layout and scale are to be determined at a reserved matters application stage.

FOXHOLE

Foxhole offers local stores and a sub post office as well as doctor surgery, primary school, social facilities and recreational area. St Austell, the main town of the area, is within 5 miles and offers further shopping, schooling and social facilities together with a main line railway station, bus station, cinema and sports centre. Truro, the City of Cornwall is within 15 miles and offers further amenities.

METHOD OF SALE

The Guide Price for this freehold plot is £60,000.

SERVICES

The Agents understand from the seller that a mains drain is available for

connection within the private driveway and a mains water supply is available in the roadway abutting the site. There is presently a pole mounted electricity supply on the land which will likely be suitable to provide a new connection.

Interested parties should however make and rely upon their own enquiries of the relevant services providers.

VIEWING

Please contact Alex Munday at KLP to arrange a viewing.

PLANNING

Cornwall Council granted permission (Ref. PA16/10122) for “Outline planning permission with all matters reserved for a two storey dwelling” on land at 6 Goverseth Hill, Foxhole PL26 7UZ on 23rd December 2016.

Copies of the plans and planning permission are held on file by the agents or can be viewed on Cornwall Councils website using the planning reference above.

There is no liability for a purchaser to pay any S106 or CIL (Community Infrastructure Levy) costs in regards to the approved planning above.

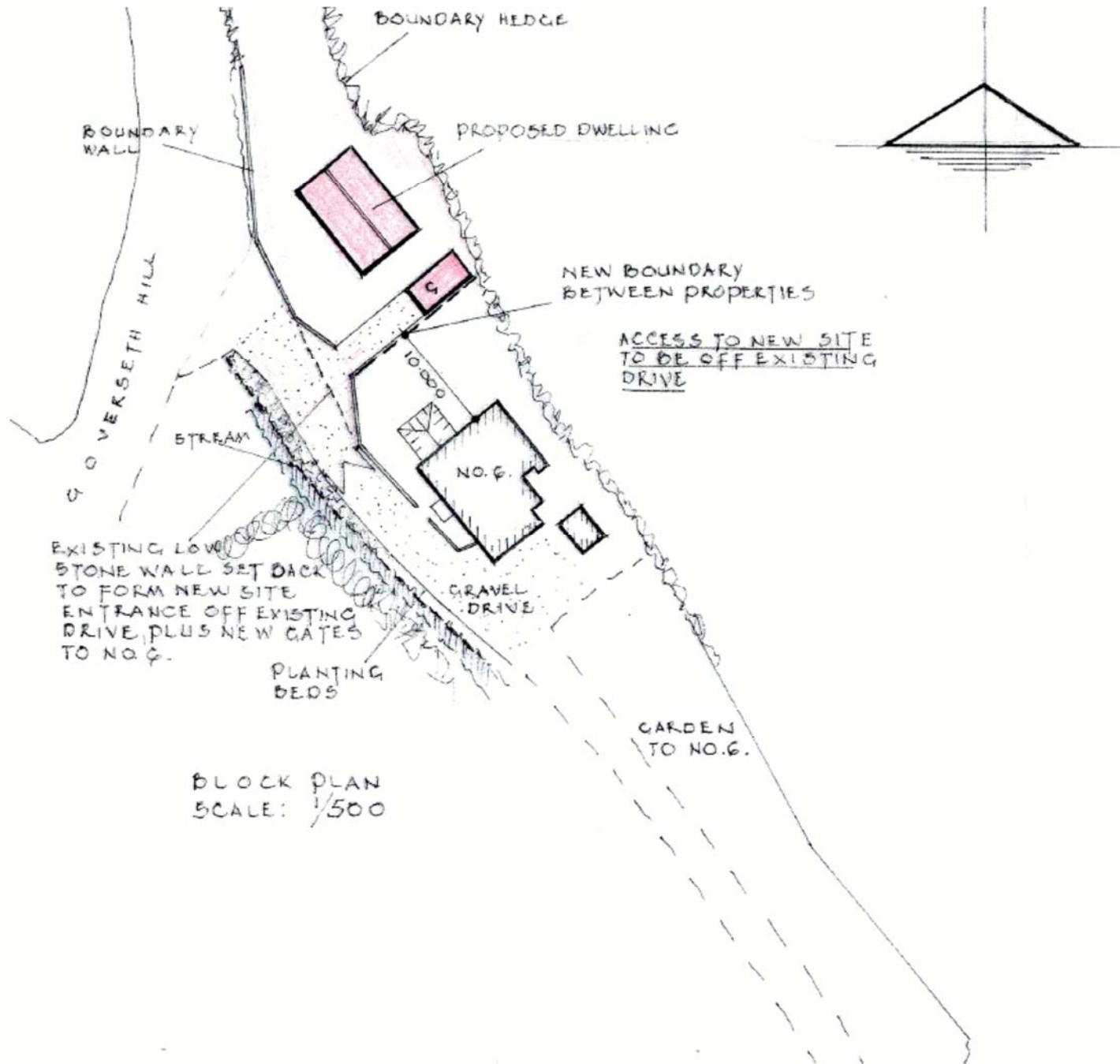
CONTACT



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Proposed Site Plan (not to scale)



View of the site (clockwise from top left) facing north east, south east, north west and showing access drive.

