

# **PUB FOR CONVERSION TO 2 HOUSES**

## **THE STAG INN, ST CLEER, LISKEARD, PL14 5DA**

- Full Detailed Planning Permission Ref. PA17/07622
- Change of use to 2 dwellings with parking
- Offers in excess of £200,000

View of the front of the property

**KLP**  
KITCHENER  
LAND AND PLANNING

## THE PROPERTY – PL14 5DA

A substantial historic public house with spacious owner's accommodation over four floors, garden and car parking area, and now with the benefit of planning permission (Ref.PA17/07622) for change of use and conversion into 2 dwellings. To the rear of the property from both the garden and large first floor balcony, there are far-reaching rural views to the north, over the village and towards Bodmin Moor.

The conversion is well designed by the architects and appears to be relatively straightforward, with one of the proposed dwellings being a 4 bedroomed house over 4-storeys which includes the large basement area and the other will be a 2 bedroomed house over 3-storeys; both with off-road parking, gardens and each with part of the existing balcony across the rear of the property at first floor level.

The property extends to approximately 0.074 hectares (0.18 acres), although there is a right of way across part of the car park area to a field to the rear and a neighbours garage.

## SITUATION AND AMENITIES

The property is situated in the popular village of St Cleer which is located on the southern edge of Bodmin Moor and just to the north of the town of Liskeard. It is a thriving family village location with a well regarded primary school, church, pub and MOT servicing garage. Siblyback Lake Country Park is nearby and provides a range of water sports and outdoor activities. The market town of Liskeard, approximately 3 miles to the south, provides everyday shops and facilities, along with a retail park, supermarkets, leisure centre, community hospital and both primary and secondary schools. The A38 dual carriageway is also easily accessible at Liskeard giving links back to Plymouth to the east and on further into Cornwall to the west.

## METHOD OF SALE

Offers are invited in excess of £200,000 for this freehold property.

## SERVICES

Mains electricity, water, and foul drainage are already connected to the property, although interested parties should make and rely upon their own enquiries of the relevant services providers with regards to the proposed development.

## PLANNING

Cornwall Council granted detailed planning permission (Ref:PA17/07622) for change of use from Inn to two residential units at The Stag Inn, Fore Street, St Cleer, Liskeard, PL14 5DA, on 29<sup>th</sup> December 2017. Please note that this permission pre-dates the implementation of CIL and there is no S106 associated with this consent.

There may be scope for a coach-house style dwelling over the parking area to the side elevation of the proposed 4 bedroom dwelling, subject to the requisite planning permissions being acquired.

Copies of the plans and planning permissions are held on file by the agents.

## VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

## CONTACT



Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: [philip@klp.land](mailto:philip@klp.land)  
Tel. 07866 522910

**Ref: 597/V2/PT**

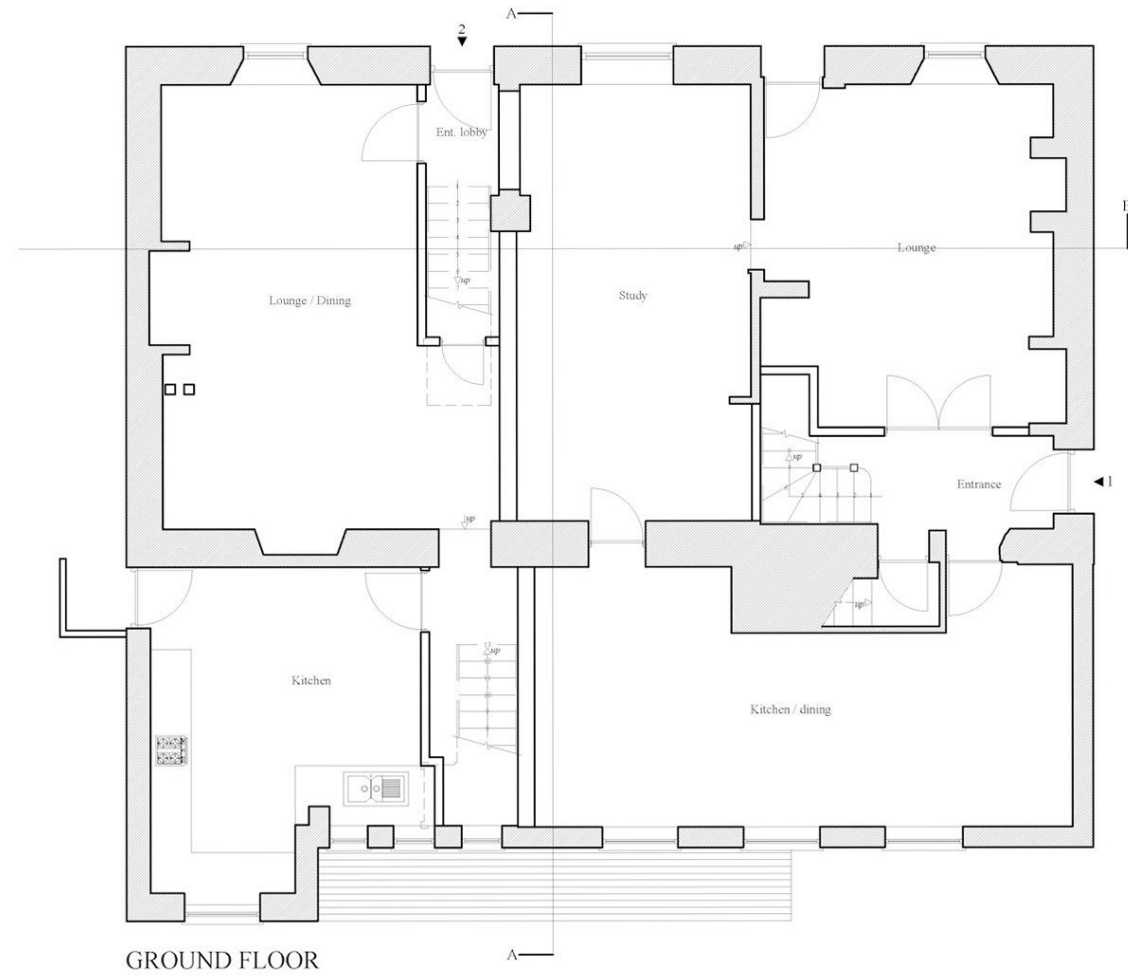
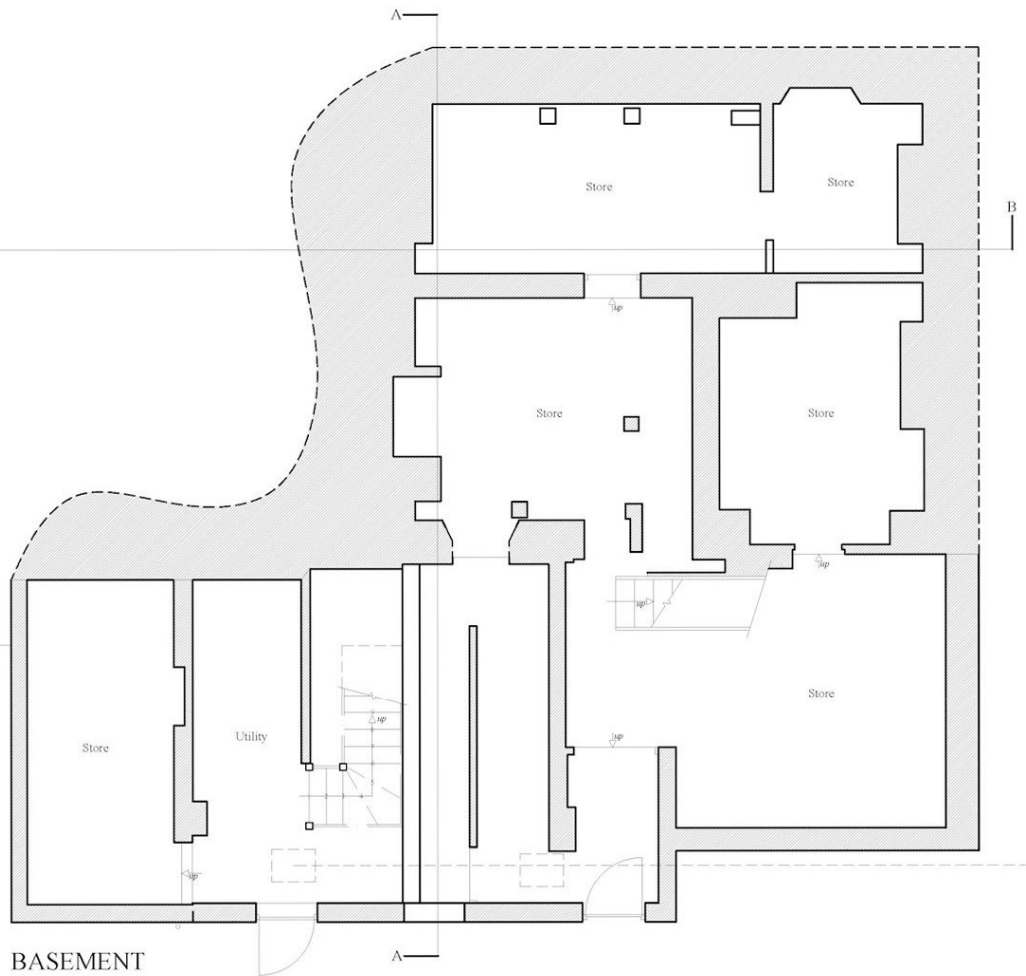




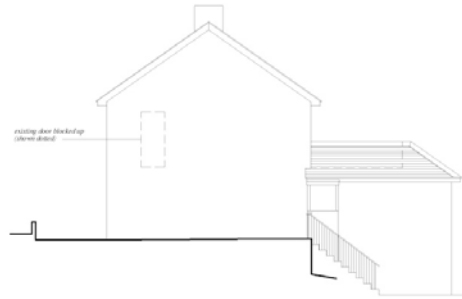
View from the rear balcony



## Proposed Basement & Ground Floor Plans (not to scale)



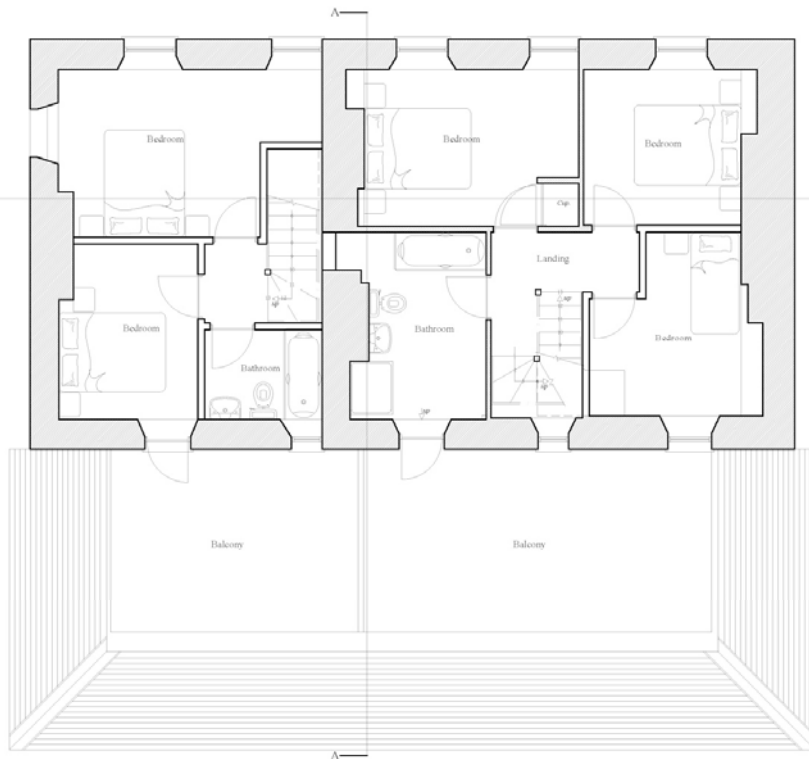
# Proposed Upper Floor Plans & Elevations Plans (not to scale)



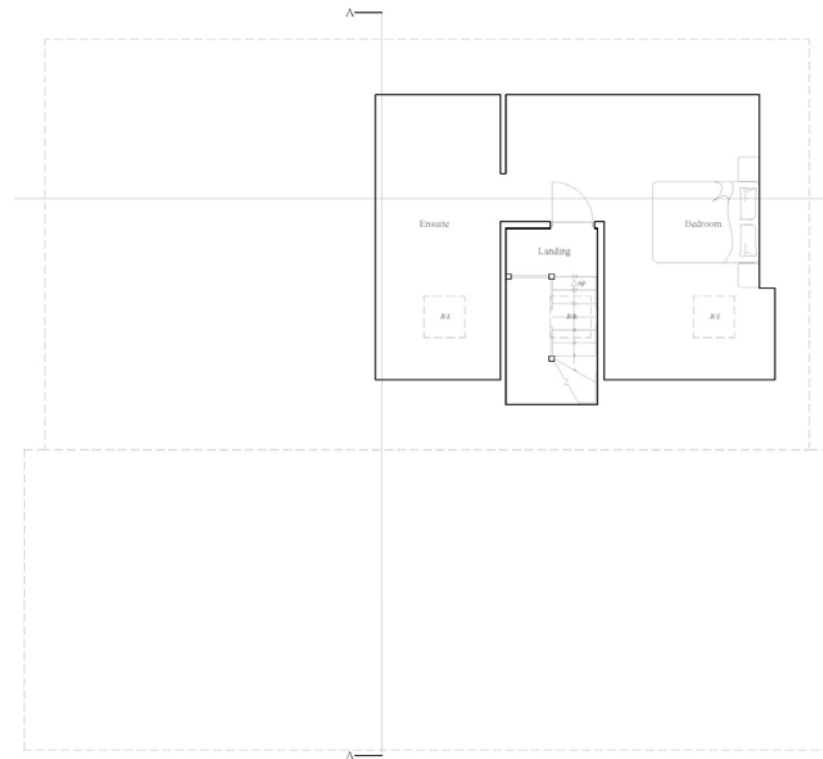
SOUTH EAST



NORTH EAST



FIRST FLOOR



ATTIC PLAN

A 23rd August 2017 - first floor bedroom window amended to door on north east elevation

MR. AND MRS. TURTON  
THE STAG INN  
ST CLEER  
LISKEARD  
PL14 5DA

CHANGE OF USE FROM INN TO  
TWO RESIDENTIAL UNITS

PROPOSED



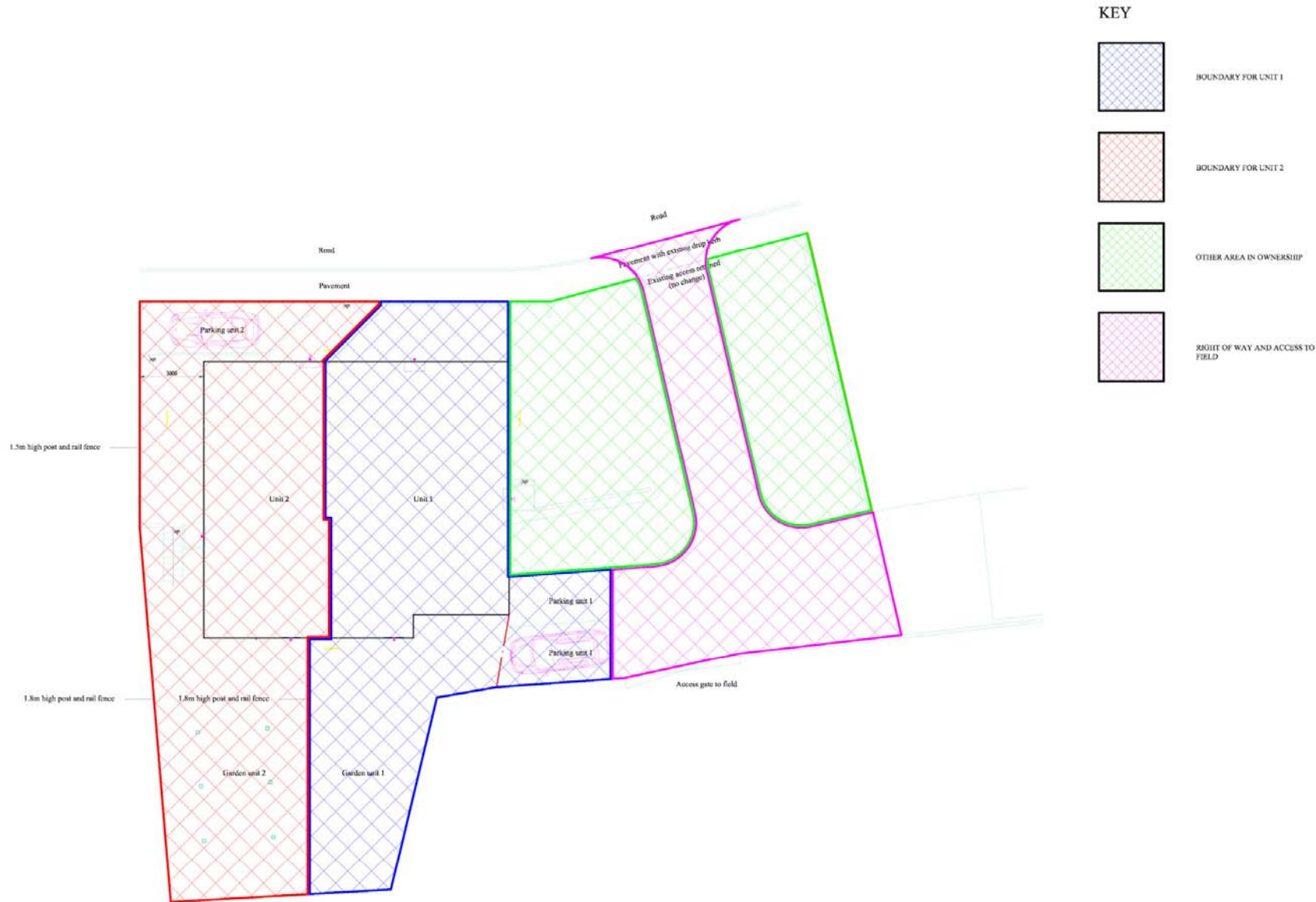
THE OLD CHAPEL  
CHURCH BARN  
FIDELITY  
LISKEARD  
PL14 5DA  
TEL: 01302 240748  
FAX: 01302 240939  
E-MAIL: ANDREW@ATHDESIGN.CO.UK  
WWW: ATHDESIGN.CO.UK

SCALE 1:50 1:100  
DATE AUG 17  
3632/6A

Continuation sheet check all dimensions on site. Only signed dimensions are to be used on site. All discrepancies must be reported immediately to the Supervising Officer before proceeding.  
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SCALE 1:50 - 1mm = 50mm  
0 10 20 30 40 50  
0 100 200 300 400 500  
SCALE 1:100 - 1mm = 100mm

# Proposed site layout plan (not to scale)



BLOCK PLAN

CLIENT: MR. AND MRS. TURTON  
THE STAG INN  
ST.CLEER  
LISKEARD  
PL14 5DA

BY: CHANGE OF USE FROM INN TO  
TWO RESIDENTIAL UNITS

## PROPOSED BOUNDARIES



THE OLD CHAPEL  
CHAPEL BOW  
WIMBORNE  
DORSET  
DT9 8JH  
TEL: 01508 240748  
FAX: 01508 240939  
E-MAIL:  
ADMIN@ATTHEDSIGN.CO.UK  
WWW:  
ATTHEDSIGN.CO.UK

SCALE: 1:100  
DATE: SEP 17  
DRAWN: ATD  
CHECKED: ATD  
3632/9

Corrections must check all dimensions on site. Only figured dimensions are to be worked from. All  
discrepancies must be reported immediately to the Supervising Officer before proceeding.  
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SCALE 1:100 = 1mm = 100m  
0 500 1000 1500 2000 2500 3000  
SCALE 1:500 = 1mm = 500m



## Various internal photographs of bar area & upper floor lounge





**Clockwise from top left: One of the attic rooms, one of the basement rooms/the cellar, Part of garden area & rear of property, rear 1<sup>st</sup> floor balcony**

