

# SINGLE BUILDING PLOT FOR NEW DETACHED HOUSE, LOSTWITHIEL, CORNWALL, PL22 0JU



- Commenced detailed planning confirmed by Certificate of Lawfulness
- Building regulation approval
- Proposed four bedroom house with garage
- GUIDE PRICE £99,950

*Photo showing view over part of the plot facing south east*

## THE BUILDING PLOT – PL22 0JU

Comprising a section of vacant land in an attractive cul-de-sac setting in Lostwithiel, this single building plot benefits from detailed planning approval and building regulation approval for the construction of a new four bedroom detached house and garage. The proposed property is shown with accommodation over three floors and with a G.I.A of c. 125sqm (1345sqft), excluding the integral garage. The new dwelling will benefit from a south-east facing rear garden with delightful countryside views across the local area.

## LOSTWITHIEL

Situated in a valley at the head of the Fowey Estuary, Lostwithiel is a small town in South Cornwall with a population of around 3000. It has excellent communication links, positioned on the main road and rail routes from Plymouth to St Austell and the South Coast of Cornwall. There are two primary schools in Lostwithiel and for older children, Fowey Community College. From Lostwithiel station, trains run approximately every two hours towards Plymouth or Penzance. Other transport links include the National Express Coach service which runs via Plymouth for connections to other destinations. Newquay airport is approximately 30 minutes away and offers direct flights both nationally and internationally. The Eden Project is also less than 15 minutes drive away, as are the enchanting Lost Gardens of Heligan, Lanhydrock House and the Pine Lodge Gardens. The South Cornish coastal towns of Looe, Fowey, Polperro and St. Austell Bay are also nearby and are perfect for days out.

## PLANNING

Planning application ref. PA15/07204 was approved on the 22<sup>nd</sup> December 2015 for the 'Construction of detached dwelling and garage' on land SW of 5 The Brambles, Lostwithiel.

A further application to discharge condition 4 (surface water drainage) was approved under application PA17/01379 on 9<sup>th</sup> October 2017. **The vendors have subsequently attained a Certificate of Lawfulness confirming the commencement of the development under reference PA24/04616.**

Interested parties may also note that the vendors have attained building regulation approval for the proposed property. Copies of the planning approval and associated documents are available on request.

## S106 & CIL

There are no S106 agreement payments associated with the above consent, nor CIL (Community Infrastructure Levy) liabilities.

## UTILITIES

The Agents are advised that an electricity supply exists on the plot, and mains gas and water are located in the pavement outside the plot. Foul drainage is proposed to be connected to a nearby mains sewer. Interested parties are advised to make all necessary enquiries with relevant utility companies as to the availability and capacity of services prior to making any offer.

## VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact KLP on 01392 879300

## METHOD OF SALE

The freehold plot is being offered for sale by private treaty with a Guide Price of £99,950.

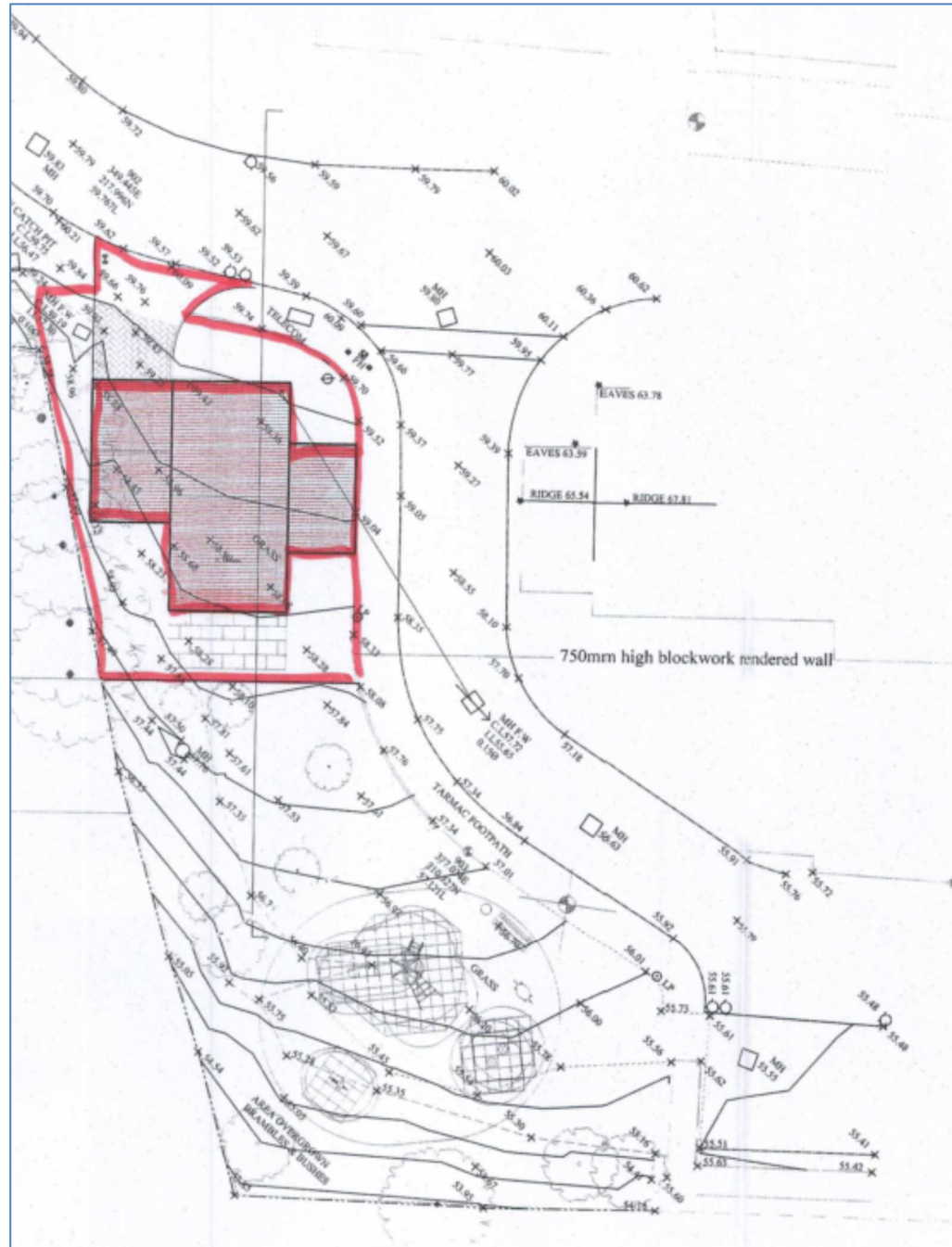
## CONTACT

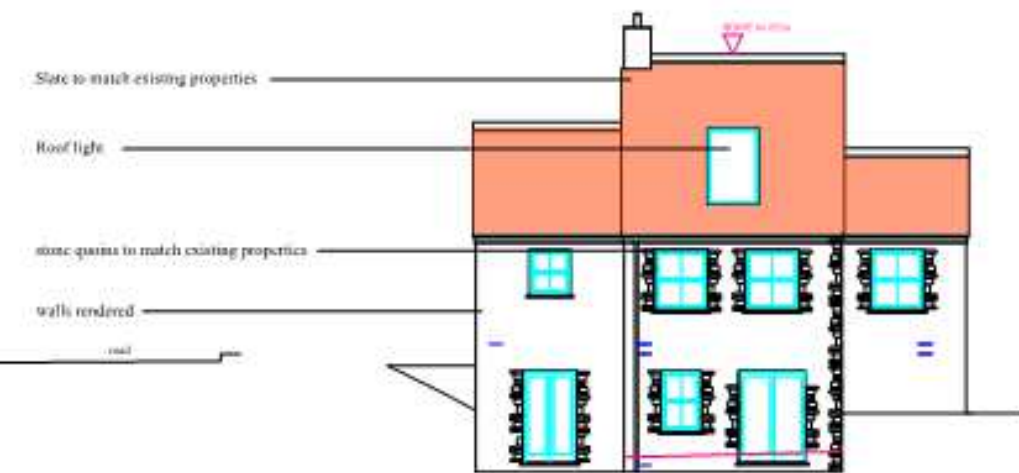


Newcourt Barton,  
Clyst Road  
Topsham, Exeter, EX3 0DB  
Tel. 01392 879300  
Email: alex@klp.land

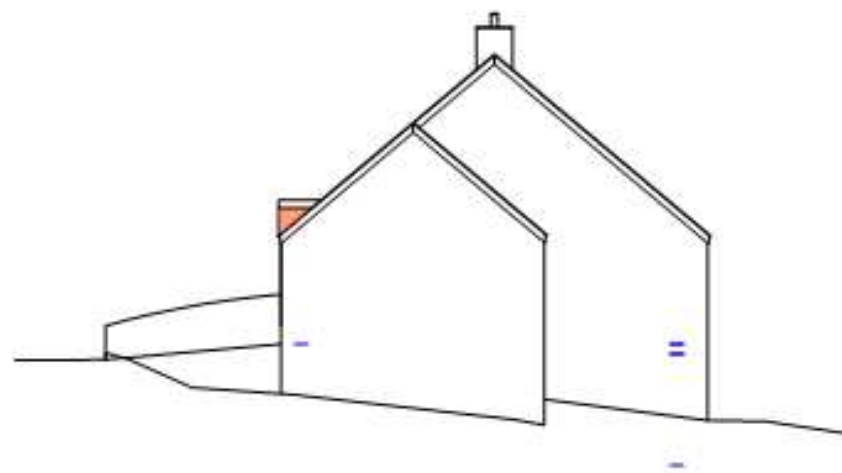
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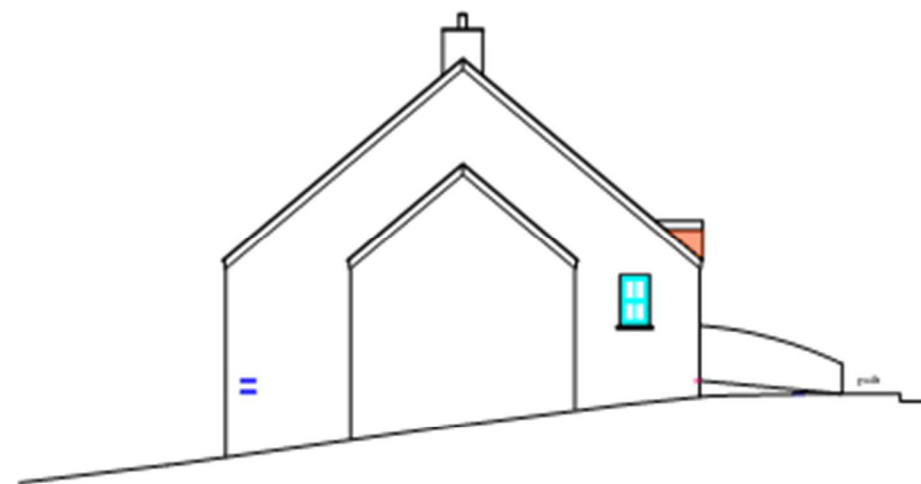
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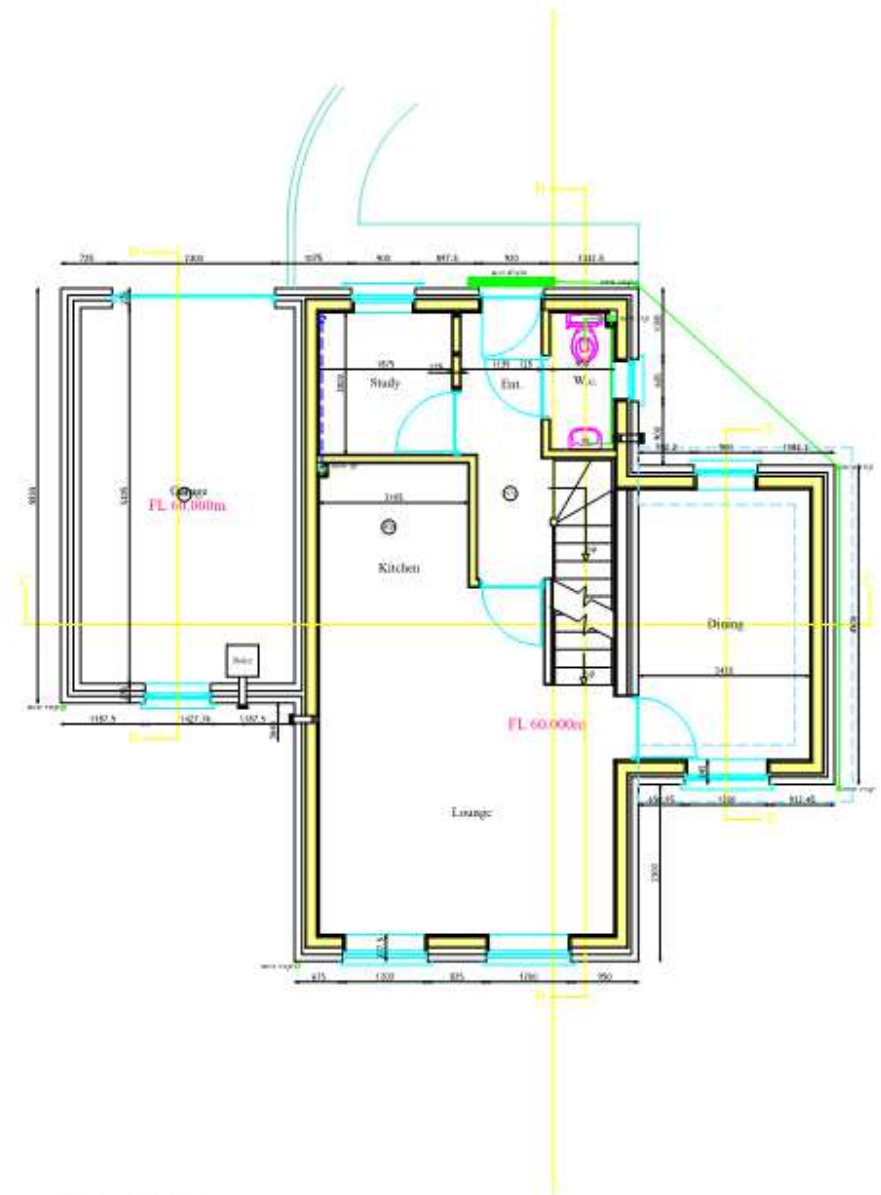
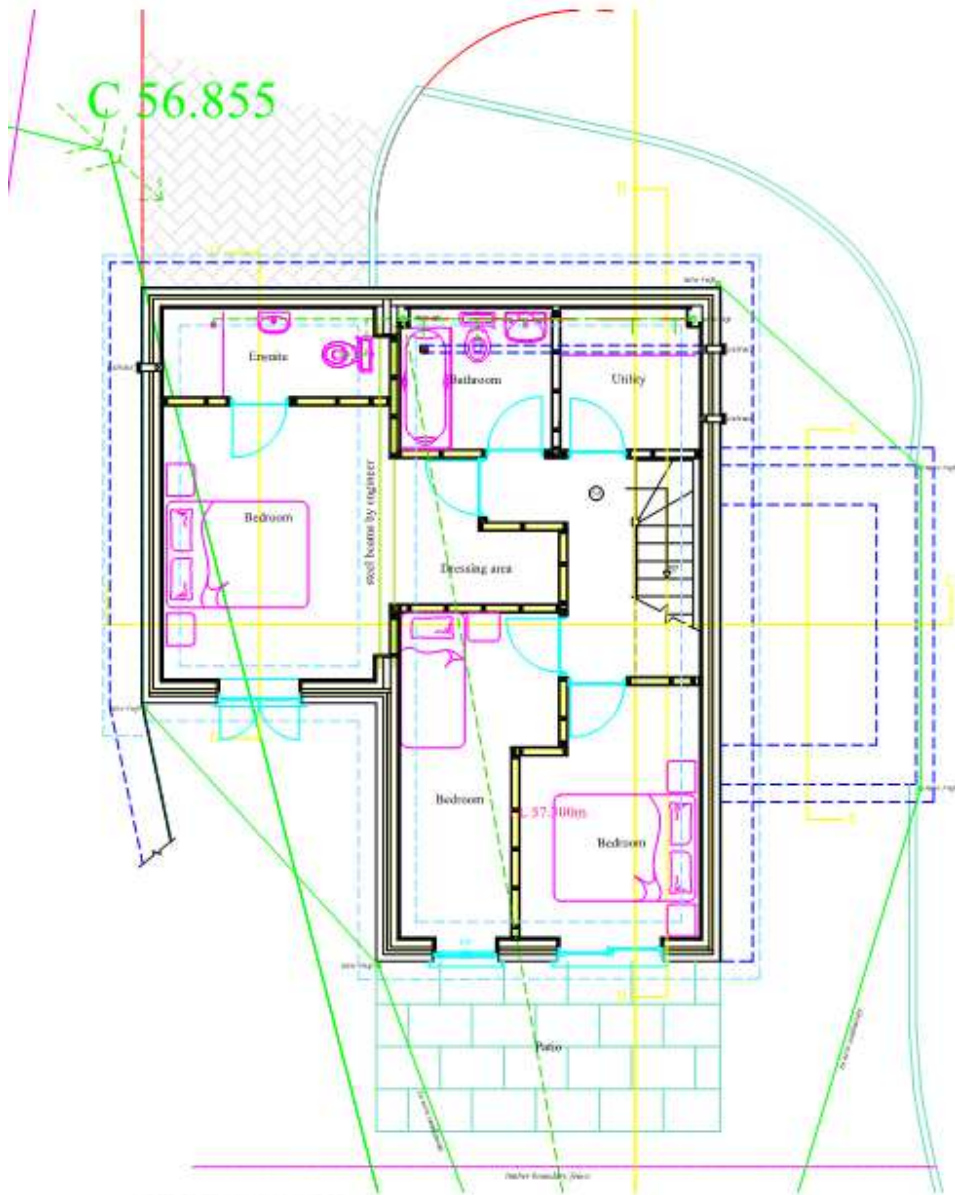
SOUTH EAST

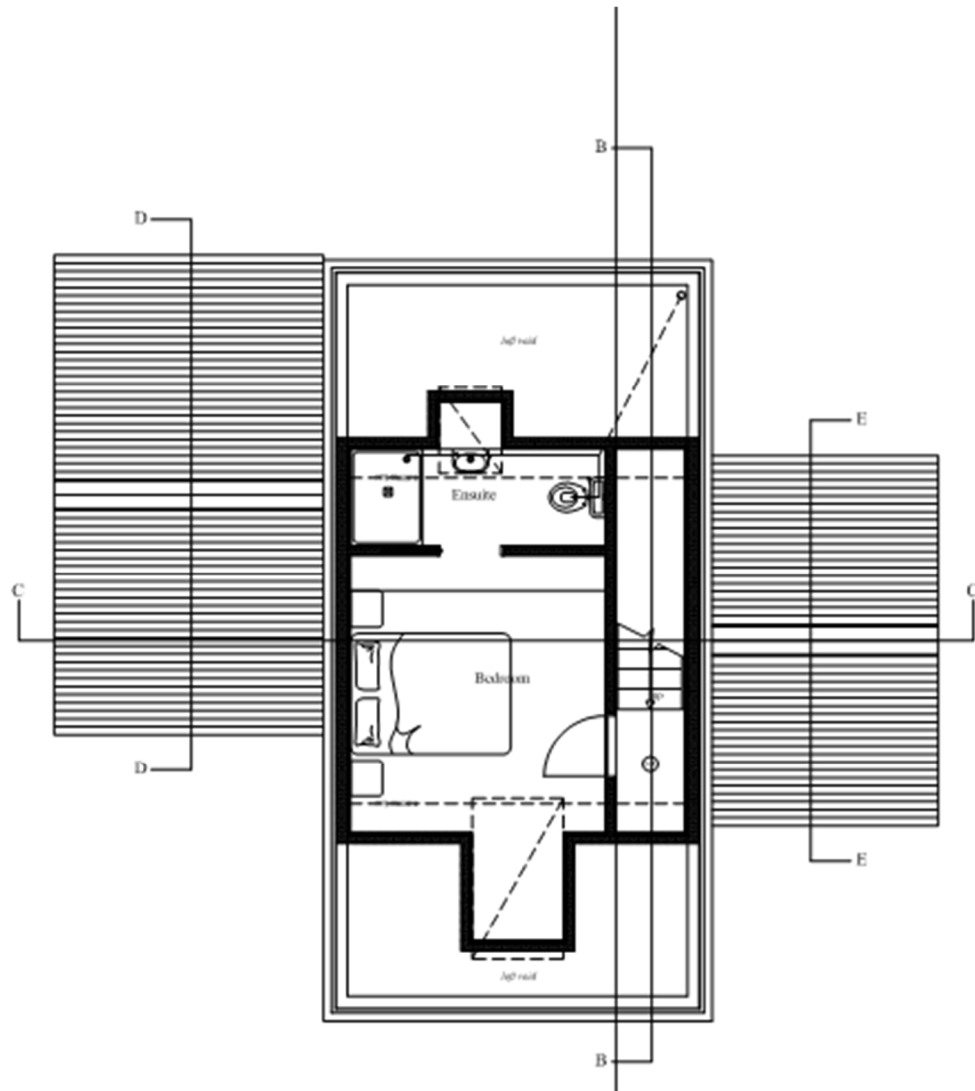


NORTH WEST

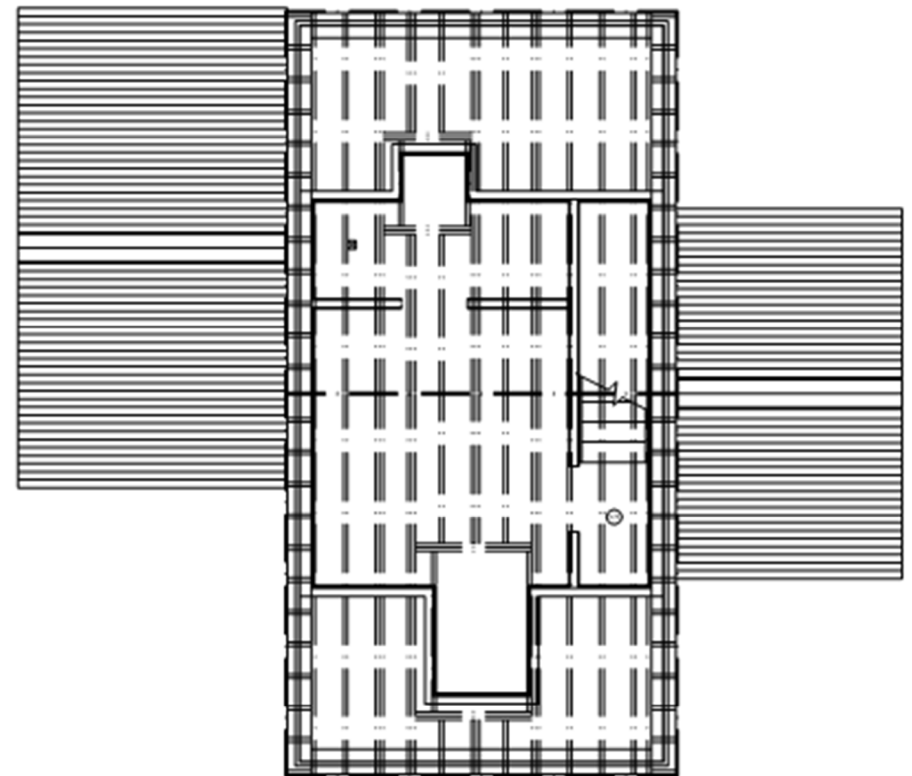


NORTH EAST





SECOND FLOOR



ROOF LAYOUT





Photo showing part of the plot facing south-west