

SITE FOR 5 HOUSES

FENTONADLE ST BREWARD CORNWALL PL30 4PJ

- Outline Planning Permission PA23/00329, some matters reserved
- Hamlet setting, beautiful countryside views
- Approximately 0.73 hectares / 1.81 acres
- Offers Invited

view from SE boundary

KLP
KITCHENER
LAND AND PLANNING

THE PROPERTY – PL30 4PJ

The property comprises existing farm buildings located in the centre of the charming hamlet of Fentonadle, on land extending to approximately 0.73 hectares / 1.81 acres.

The outline planning permission is for the demolition and removal of all the farm buildings and the construction of 5 houses off a single access as per the approved proposed site plan below, with some matters reserved. The existing dairy farm use of the buildings will cease with the implementation of the planning permission.

The approved layout shows 5 large detached houses in generous plots on land which has a gentle fall west to east, affording each plot beautiful countryside views towards Bodmin Moor.

We understand that foul drainage is proposed to be via a Package Treatment Plant, surface water is proposed to be via fully managed surface water flows.

FENTONADLE, ST BREWARD

The small hamlet of Fentonadle is situated in the upper reaches of the Camel Valley and comprises a group of dwellings and farm buildings set in a tranquil rural location offering beautiful views and aspect to the east, approximately 4 miles south of Camelford. The village of St Breward a mile and half away, offers a number of local services and amenities and boasts the highest pub and church in Cornwall.

The historic town of Bodmin with a wider range services is situated approximately 10 miles to the south on the A30. The beautiful North Cornwall coast at Port Isaac is approximately 8 miles to the west and Padstow and Rock a little further along the coast to the south.

PLANNING & TECHNICAL

Cornwall Council granted outline planning permission dated 28 June 2024 under application PA23/00329 for the construction of 5 houses (layout and access), with some matters reserved.

This proposed development will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010.

We have not undertaken any services enquiries, interested parties will need to make and rely on their own investigations.

A planning & technical information pack is available via a drop box link, on request.

METHOD OF SALE

Freehold For Sale by Private Treaty - Offers Invited

Note: VAT will be not charged on the sale price

VIEWING

By appointment with KLP

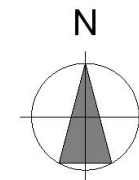
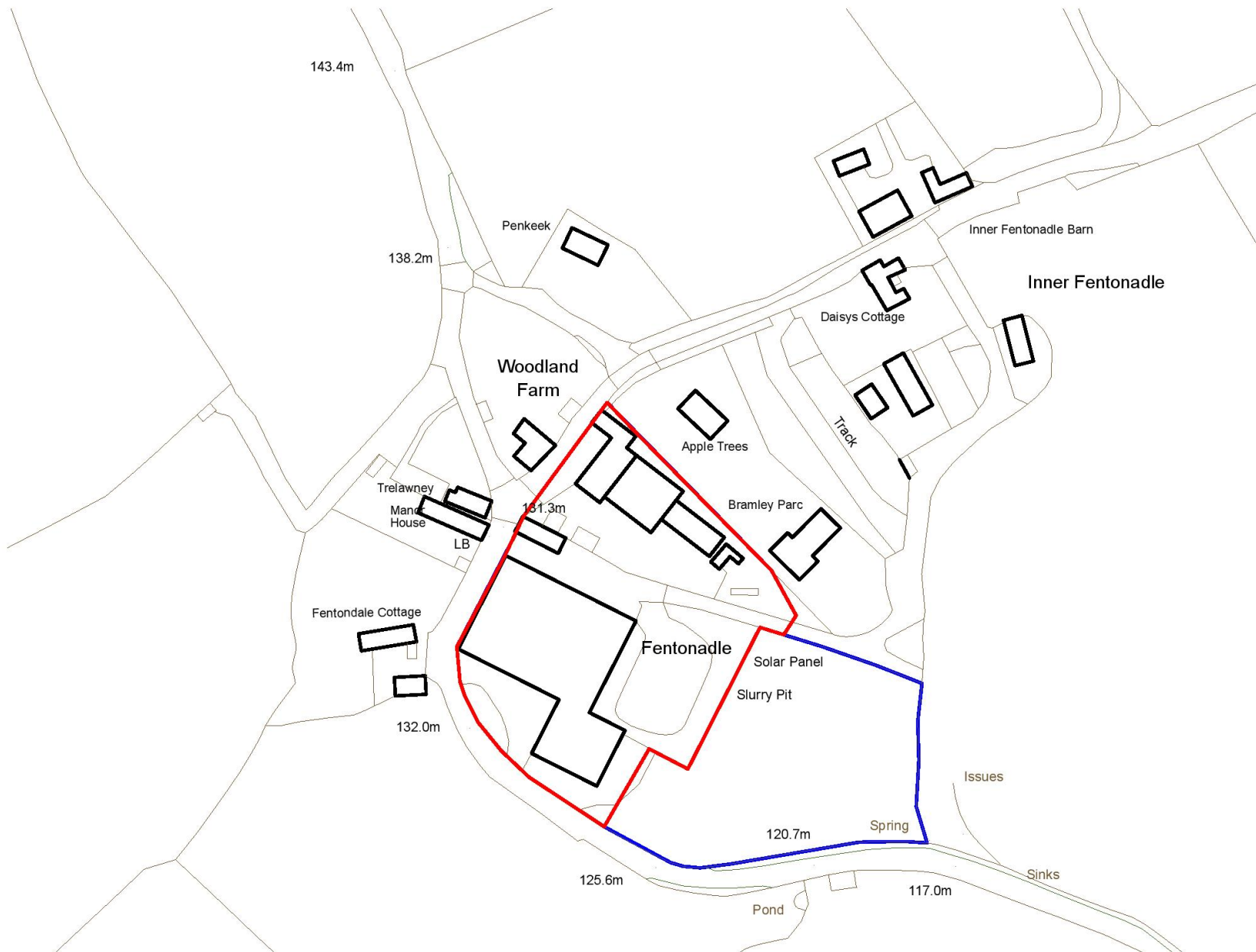
what3words: operation.jazzy.gently

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Ref 993/DH/R2



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Only figured dimensions are to be used. Any discrepancies to be
reported to Laurence Associates before work proceeds. This
drawing shall be used only for the purpose intended.
PLEASE DO NOT SCALE FOR CONSTRUCTION PURPOSES.

Notes:

- Site Area: 7,337 m²
- Ownership

Rev.	Description	Drawn	Date



planning | architecture | landscape

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Project Title:

PROPOSED CONSTRUCTION OF
DWELLINGS: WOODLAND FARM,
FENTONADALE, ST BREWARD

Project Address:

WOODLAND FARM
ST BREWARD
CORNWALL

Client:

MR DARREN PLUESS

Drawing Title:

Location Plan

Scale:
1:1250@A3

Drawn:
AC

Date:
22/12/07

Checked:
KT

Drawing No:
19167-PL-00-01

Rev:

PLANNING

Red line boundary denotes approximate land to be sold - Not to Scale



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Notes:

Rev.	Description	Drawn	Date
A	Planning amendments		12/06/2024



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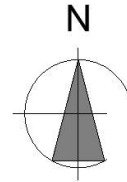
Drawing Title:

id:

Drawing no:
19167-PL-00-03

Rev:
A

PLANNING



Proposed Cornish
hedge aligned for
maximising visibility
splay
SUDS (Sustainable
Urban Drainage
System)
Proposed raised
grassed verge aligned
for maximising
visibility
Green dashed line
indicates line of
visibility splays

7no. proposed visitor/
neighbour parking
spaces
Blue dashed line
indicates line of
existing access track
Orange dashed line
indicates line of
existing Barns to be
demolished
SUDS (Sustainable
Urban Drainage
System)
Proposed raised
grassed verge aligned
for maximising
visibility
Potential for shared
green space or area
for planting

Purple dashed line
indicates drainage

Proposed Cornish hedge
aligned for maximising
visibility

Fire vehicle turning

SUDS (Sustainable
Urban Drainage
System)

Key:

Orange dashed line indicates line of
existing Barns to be demolished.

Green dashed line indicates line of
visibility splays.

Blue dashed line indicates line of
existing access track.

Purple dashed
drainage.

SUDS - Sustain

Proposed Site Plan – Not to Scale



west boundary



View into site from east boundary



east boundary



view from SE boundary

