



Land At Trekeastle, Tregadillett, PL15 7EY Guide Price **£280,000**

Available 7 days a week

Land At Trekeastle, Tregadillett, Launceston, Cornwall, PL15 7EY

- Beside favoured village on Cornwall / Devon Border
 - 1.19 acres of level building land
- Consent for nine dwellings (five affordable)
 - Mains services and road frontage
 - Superb development opportunity
- Planning in principle dated June 2023

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Situation

The land at Trekeastle is located along on the northwest side of Tregadillett. Tregadillett has a thriving community along with a range of local amenities including primary school, church, village hall, popular public house with Trethorne golf club and family park less than 2 miles distant.

The land is approximately 2 miles west of the former market town of Launceston providing a comprehensive range of schooling, shopping, commercial and recreational facilities.

Situated just north of the A30, the site has excellent access to Plymouth providing intercity rail link and continental ferry port. The city of Exeter, 44 miles distant, has intercity rail link, M5 motorway link and international airport.

To the North 17 miles is the spectacular stretch of North Cornish coast running from Boscastle through to Widemouth Bay and taking in such breathtaking scenery as Strangles Beach, Crackington Haven and Millook. The connecting cliff walks are as good as any to be found in the country and facing west into the setting sun create quite captivating evening walking.

Description

An excellent opportunity to acquire a development site which has been granted permission in principle the construction of 9 dwellings with 5 affordable and free market units as a rural exceptions site.

The site is 1.19 acres is part of a single field being level throughout. The land has well-established hedges, defining its southern and eastern boundaries. The western and northern boundaries are designated with robust stock proof fencing.

The land is laid to pasture and can be accessed from the eastern side off the public highway.

Planning In Principle

Planning permission in principle was granted by Cornwall County Council under Application and Decision Number PA23 / 04325 dated 30th June 2023. A copy can be found on the Cornwall Council website.

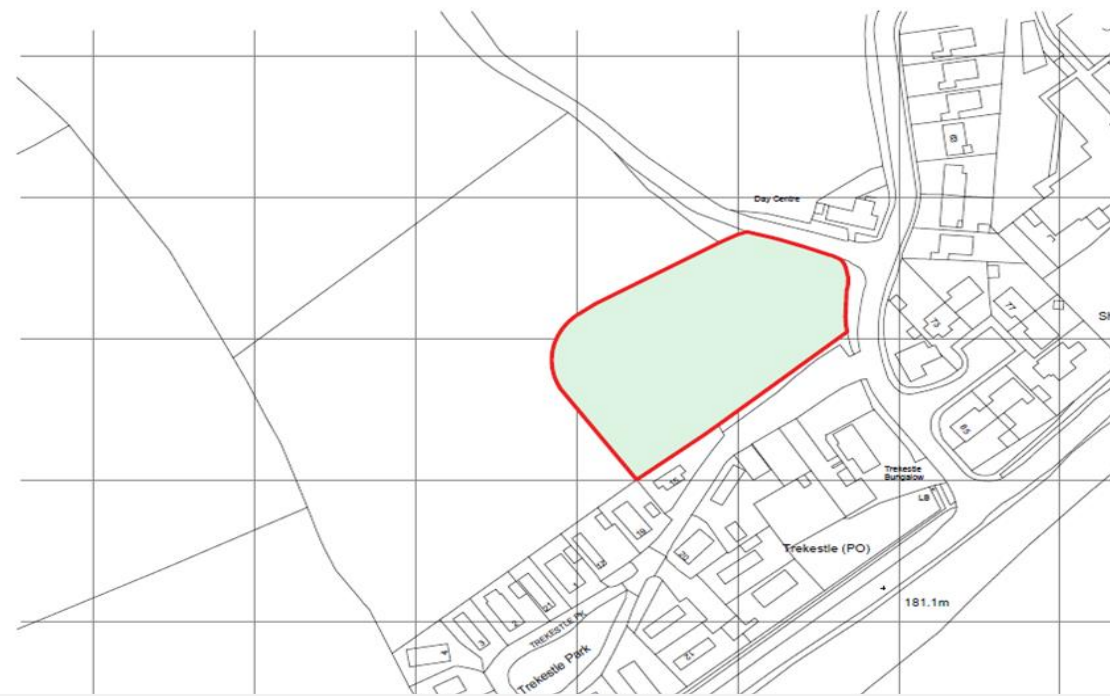
Community Infrastructure Levy

Please note the proposed development set out in this application will be liable for a charge under the Community Infrastructure Levy (CIL) Regulation 2021 (as amended). The amount of the liability will be calculated when the Technical Details Consent application is determined. Further information about CIL is available at:www.cornwall.gov.uk/cil

Services

The Land is not connected to any mains services. Mains water, main sewerage and mains electricity are understood to be nearby.

Purchasers must make their own enquiries regarding the availability and cost of connection to any main services required for the development.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.