



South Petherwin | Launceston



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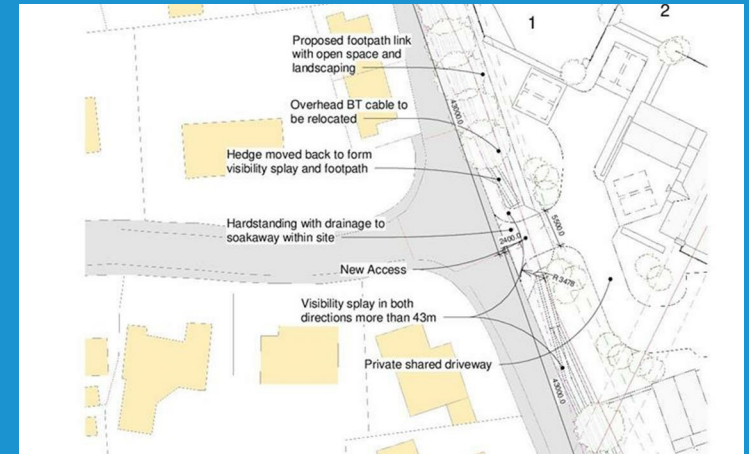


A wonderful opportunity to purchase a generous plot within a favoured village location with walking distance of the local Public House! This new development will be a small cul-de-sac of 5 executive detached dwellings with scope to build spacious 4 bedroom property with a garden and allowing for generous gardens and off-road parking.

Planning was granted in September 2022 under the planning reference number PA22/08258 with outline permission for the 5 dwellings with reserved matters and conditions, a full copy of the decision notice is available via the vendors agent View Property. The location of the site is appealing, being a sought after village location but tucked away off the beaten track. There are potentially 2 building plots available for sale, being plots 1 and 2 as shown on the plans with individual sites available for self build buyers or 2 sites available to developers looking to build and sell on.

Details regarding the services and conditions including landscaping can be found via an enquiry with the sellers agents View Property.





### Situation

South Petherwin is a sought after village with a popular local public house 'The Frog & Bucket', both a preschool and primary school & a weekly pop-up postal service. A wider range of facilities available in nearby Launceston. Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarding primary and secondary schooling.

### Directions

From Launceston, head towards Pennygillam roundabout and continue straight over following the signposts to Daws House and South Petherwin. Follow the road into the village of South Petherwin and turn left before the bus stop. Follow this road for a short distance where the plots will be found on the right hand side before The Frog & Bucket.

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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.

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