

Residential Plot Adjacent to Holly Lodge

Residential Plot Adjacent to Holly Lodge, St. Ann's Chapel, Cornwall, PL18 9HP







Mini-supermarket, Train Station 1.2 miles • Callington 3 miles • Tavistock 6 miles • Dartmoor 7 miles • Plymouth 18.5 miles

A very rare opportunity to acquire a south-facing, freehold site with Permission in Principle until March 2028, for a single-storey detached dwelling, garage and access, enjoying spectacular, far-reaching views.

- South-facing Plot with Permission in Principle
- Spectacular, Panoramic Views
- Proposed Single-storey Dwelling
- Driveway Access and Garage
- Technical Details to be Approved by March 2028
- Approximately a Quarter of an Acre
- Quotes for Services Obtained
- Close to Local Amenities and Facilities
- Easy Access to Tavistock and Callington
- Freehold

Guide Price £130,000

SITUATION

This individual building plot occupies a superb, south-facing site of approximately a quarter of an acre, on the edge of St Ann's Chapel, benefiting from some quite spectacular, uninterrupted panoramic views across the Tamar Valley towards distant Plymouth Sound, and easy access to local amenities and facilities.

The villages of Gunnislake, St Ann's Chapel and Drakewalls collectively offer a full range of day-to-day amenities, including a Post Office, two general stores, two fuel stations, an Asda mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 35-minute journey).

The town of Callington, 3 miles to the west, offers an excellent range of facilities, whilst Tavistock, 6 miles to the east, is a thriving market town in West Devon, rich in history and tradition dating to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities. Plymouth, with its coastal access, is 18.5 miles to the south. The cathedral city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

DESCRIPTION

This is a rare opportunity to acquire a single building plot with Permission in Principle (PiP), granted by Cornwall Council, on appeal, on 6th March 2025, for "the construction of a single-storey dwelling, garage and vehicular access onto public highway." All documentation associated with the application is on the Cornwall.gov.uk planning portal under reference PA23/08749. Alternatively, please contact Stags. All of the design, layout, topographical and other specification details are to be submitted and agreed as part of the second stage of the application process, which gives any purchaser the freedom to seek consent for a home of their choosing, within the scope of the PiP.

PERMISSION IN PRINCIPLE

Per the Gov.uk guidance, the "permission in principle" consent route is an alternative way of obtaining planning permission for housing-led development that separates the consideration of matters of principle for the proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed. In this case, stage 1 has been completed.

Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed. The granting of technical details consent has the effect of granting planning permission for the development. Other statutory requirements may apply at this stage, such as those relating to protected species or listed buildings. Technical details consent can be obtained following submission of a valid application to the local planning authority. An application for technical details consent must be in accordance with the permission in principle that is specified by the applicant.

In this case, the technical details consent must be obtained within three years of the date of approval, i.e. by 6th March 2028.

SERVICES

No services are currently connected to the site, but we understand that mains electricity and water are available in close proximity. Our clients have obtained quotations for the connection of the water and electricity supplies. Interested parties should satisfy themselves in every respect as to the possibilities, timescales and costs of connecting any necessary services before exchanging contracts.

ACCESS

Purchasers must be aware that access to the site for machinery etc., can only be obtained from the public highway, so the entrance and access will need to be created before any other works can take place on the site.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, any wayleave agreements in respect of electricity or telephone equipment, and also subject to, and with the benefit of, any public or private rights of way. No public rights of way are understood to cross the land.

PLANS AND BOUNDARY FENCES

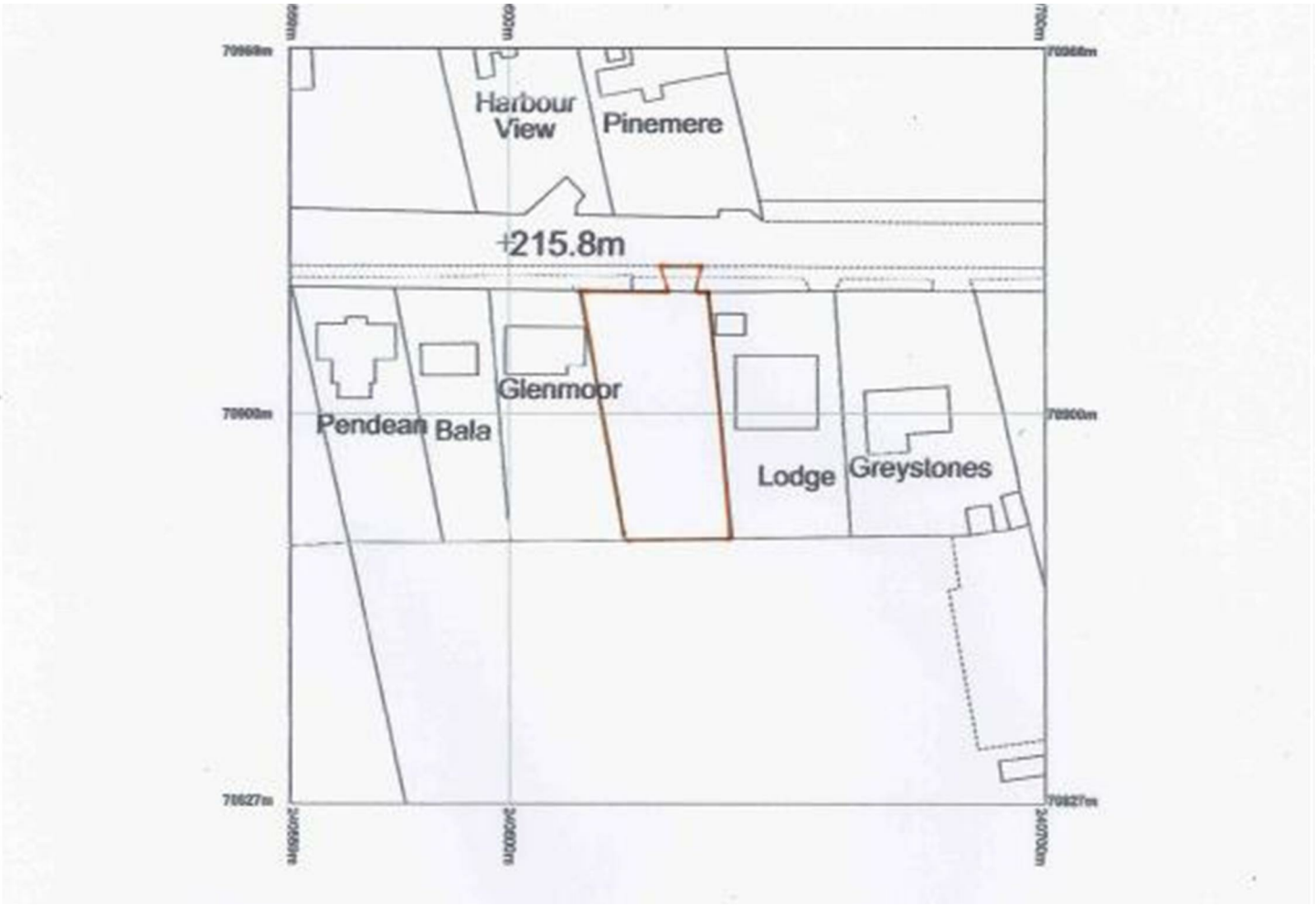
An indicative plan, which is not to scale, is included with these sale particulars. The vendor shall not be called upon to define the ownership of boundary fences.

LOCAL AUTHORITY

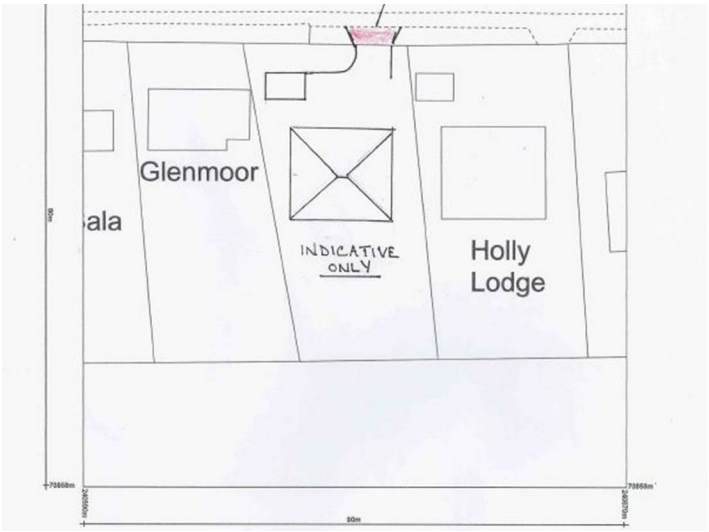
Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY T: 0300 1234100, www.cornwall.gov.uk.

VIEWING AND DIRECTIONS

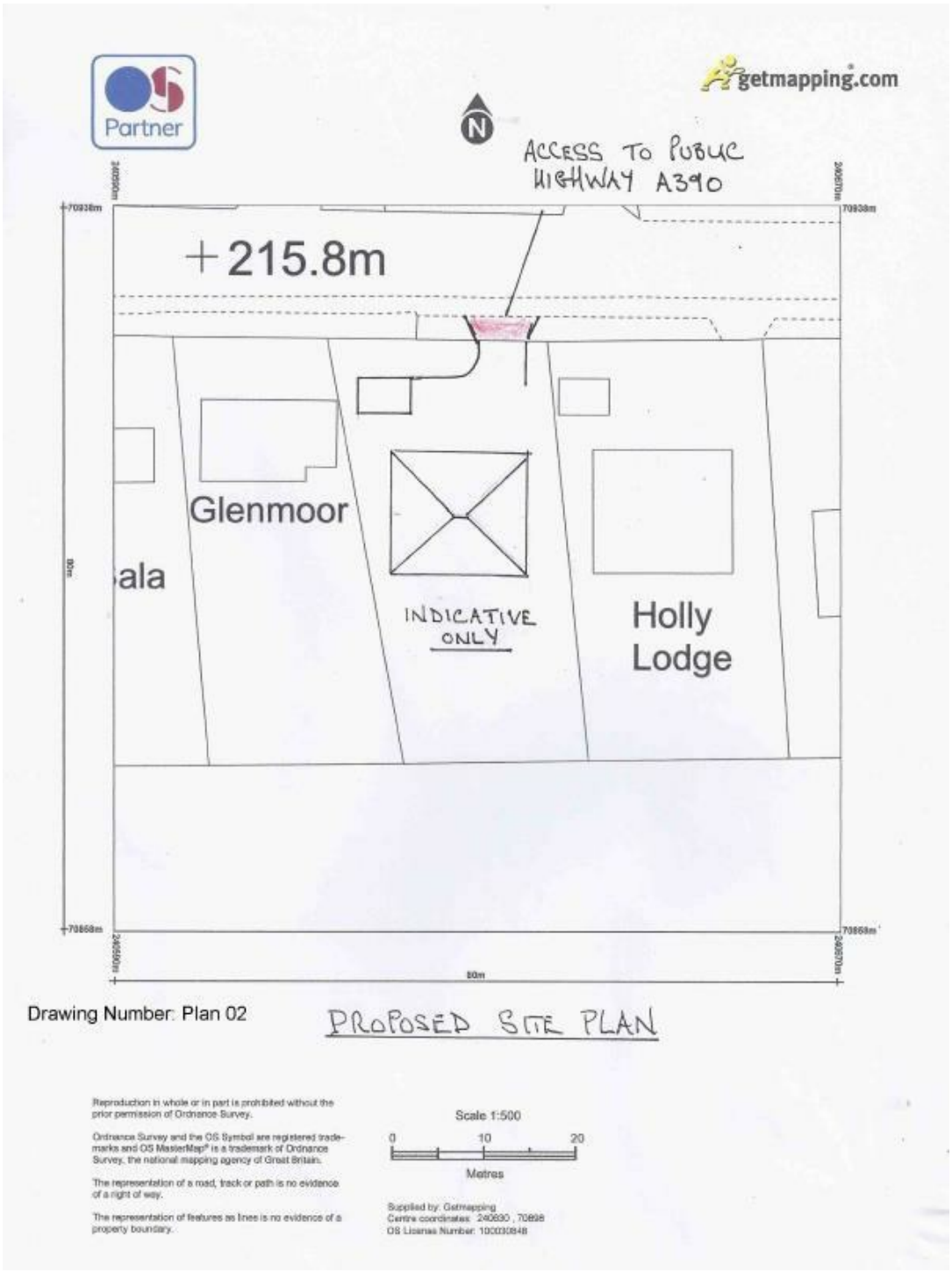
Viewing of the site is strictly by prior appointment. Do not visit the site without an appointment, as it requires crossing third-party premises. Please call Stags Tavistock office. The What3words reference is ///mingles.blurred.crackles.


Harbour View
Pinemere
+215.8m
Glenmoor
Pendean
Bala
Lodge
Greystones




Glenmoor
INDICATIVE ONLY
Holly Lodge





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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