



PLOT AT LOWER KILLIGORRICK FARM, ST KEYNE

OUTLINE PLANNING PERMISSION WITH SOME MATTERS RESERVED FOR A SUBSTANTIAL BUILDING PLOT IN THE COUNTRYSIDE WITH MAINS ELECTRIC AND PRIVATE WATER CONNECTED.

GUIDE PRICE: £185,000

Land East of Lower Killigorrick Farm

St Keyne

Cornwall

PL14 4QP

GUIDE PRICE: £185,000

Situated within a rural Hamlet located equal distant between the popular villages of Duloe and Dobwalls lies a rare opportunity to build a detached house in the countryside on good sized plot with pleasant countryside views.

We are pleased to offer for sale a south facing building plot with Outline Planning Permission for a detached house with off-road parking. The Planning Application No PA21/00900 is available to view online at the Cornwall Planning Register.

The Outline Planning Permission allows potential purchasers to create their own individually designed property subject to being approved by Cornwall Council Planning Authority.

Externally, there is scope for off road parking and front and rear gardens.

A plan is attached to these details showing the extent of the plot edged blue.

SERVICES

The plot has mains electricity connected with the sellers providing a private water supply to the boundary which will need to be filtered, treated and pumped to the dwelling. The sellers will also provide a shared sewage treatment plant system for the use of the new dwelling.

PLEASE NOTE

There is a right of access to the field in front of the plot.

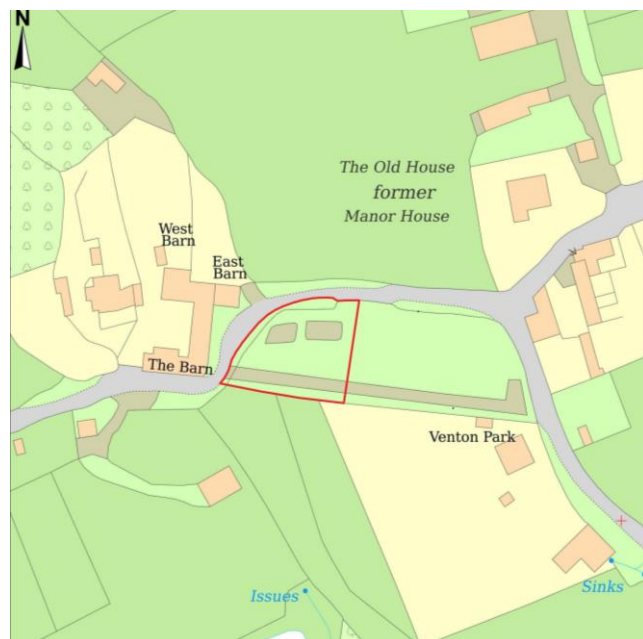
The purchaser will be liable for CIL Tax but may be eligible for an exemption for a self-build project.

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys tel: 01579-342400

DIRECTIONS

From Dobwalls, proceed on the Duloe road towards Duloe. Approximately 2 miles from Dobwalls turn right signed Lower Killigorrick. Proceed into the hamlet where the land can be found on your right-hand side.



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