



PLOT AT TREVILLIS PARK, LISKEARD

**PLANNING PERMISSION WITH SOME CONDITIONS FOR A
SUBSTANTIAL BUILDING PLOT ON THE EDGE OF
LISKEARD SAT IN 3.65 ACRES OF LAND**

GUIDE PRICE: £250,000

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Land adjoining Trevillis Park Liskeard

PL14 4EF

Situated on the outskirts of Liskeard lies a rare opportunity to build a detached house in the countryside on good sized plot with pleasant countryside views with the addition of agricultural land.

We are pleased to offer for sale a south facing building plot with Planning Permission for a detached house with off-road parking. The Planning Application No PA21/12591 is available to view online at the Cornwall Planning Register.

The Planning Permission allows consent for a detached three bedroom house with open plan living accommodation on the ground floor.

Externally, there is scope for off road parking gardens together with sloping pasture land amounting to 3.65 acres in total.

The stables and hay shed will need to be demolished to facilitate the dwelling but there is a livestock building located away from the plot that can be used.

A plan is attached to these details showing the extent of the land edged red. Further land is available by separate negotiation.

SERVICES

No services are connected to the Plot. The buyers will need to make their own enquiries with Western Power and South West Water.

OVERAGE

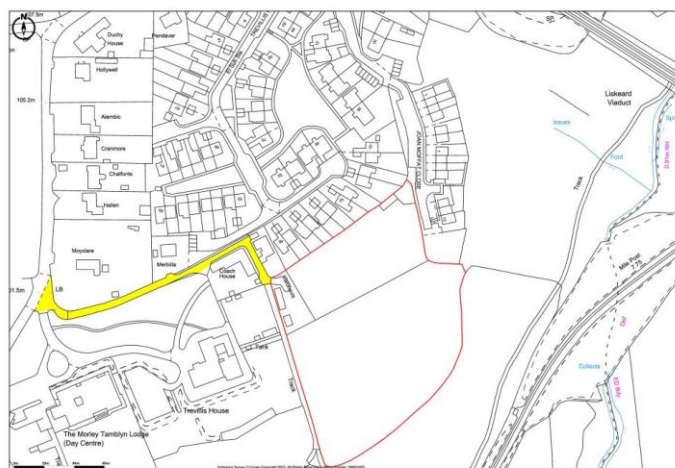
There is an overage provision in place which has a 33.3% uplift clause from 2009 for a term of 21 years.

TENURE

The land is being sold Freehold with vacant possession upon completion.

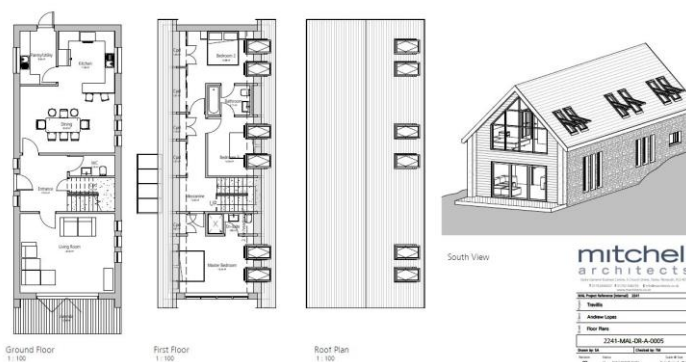
DIRECTIONS

From Liskeard centre, proceed towards the railway station. Continue along station road to Lodge Hill. Upon reaching Morley Tamblyn NHS House, turn left down the unmade track where the plot will be found at the very end.



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architect



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