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THOMAS MAE 

**Consented development
opportunity**

Land north of Gospenheal, Upton Cross, Cornwall, PL14 5AX



Key highlights



Consented development opportunity for 14 dwellings



Stunning rural location with easy access to Bodmin Moor



Well positioned within 10 miles of nearby Launceston and Liskeard



Affordable led scheme with a 50/50 split to open market dwellings

Details

Site overview

This consented site opportunity will deliver 14 houses. The scheme is affordable led and will comprise of a 50/50 split to open market units.

Location

Situated within the popular village Upton Cross ideally located to access Bodmin Moor AONB. The site is within a stone's throw from a renowned primary school (rated "outstanding" by Ofsted). Local amenities include public house and the internationally known Sterts open theatre. There is a regular bus route to nearby Launceston and Liskeard which are both located within 10 miles.

Planning Status

The site has gained planning permission with just the Section 106 agreement waiting to be signed by Cornwall Council. Information relating to the application can be found on the Cornwall Council website planning reference: PA21/01703

Technical information

Please follow this link to the Data Vault for more information including planning documents and technical information.

Method of sale

Offers are invited. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken a full analysis of the land and the planning conditions

Guide Price: £500,000

Viewing arrangements

Viewings are strictly by appointment. To arrange an appointment please contact a member of our team.

what3words

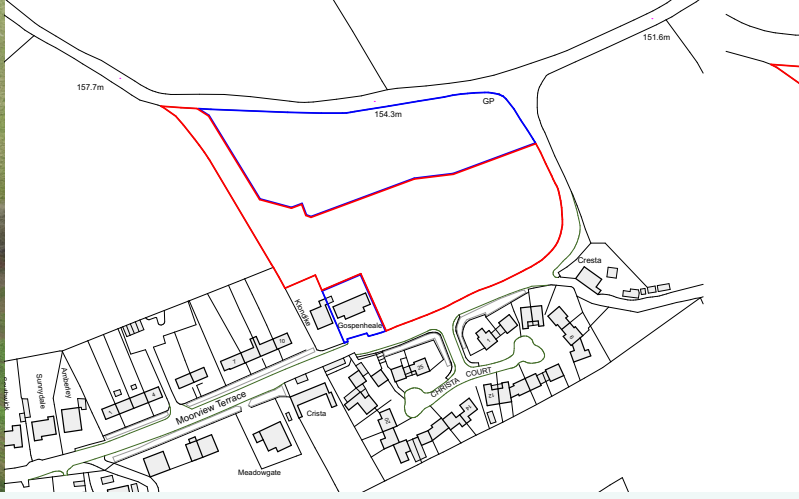
Timings

The vendors are open to offers outside of an informal tender process.

As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. Within any written offer, can you please outline your proposals with timings.



Aerial



Site plan



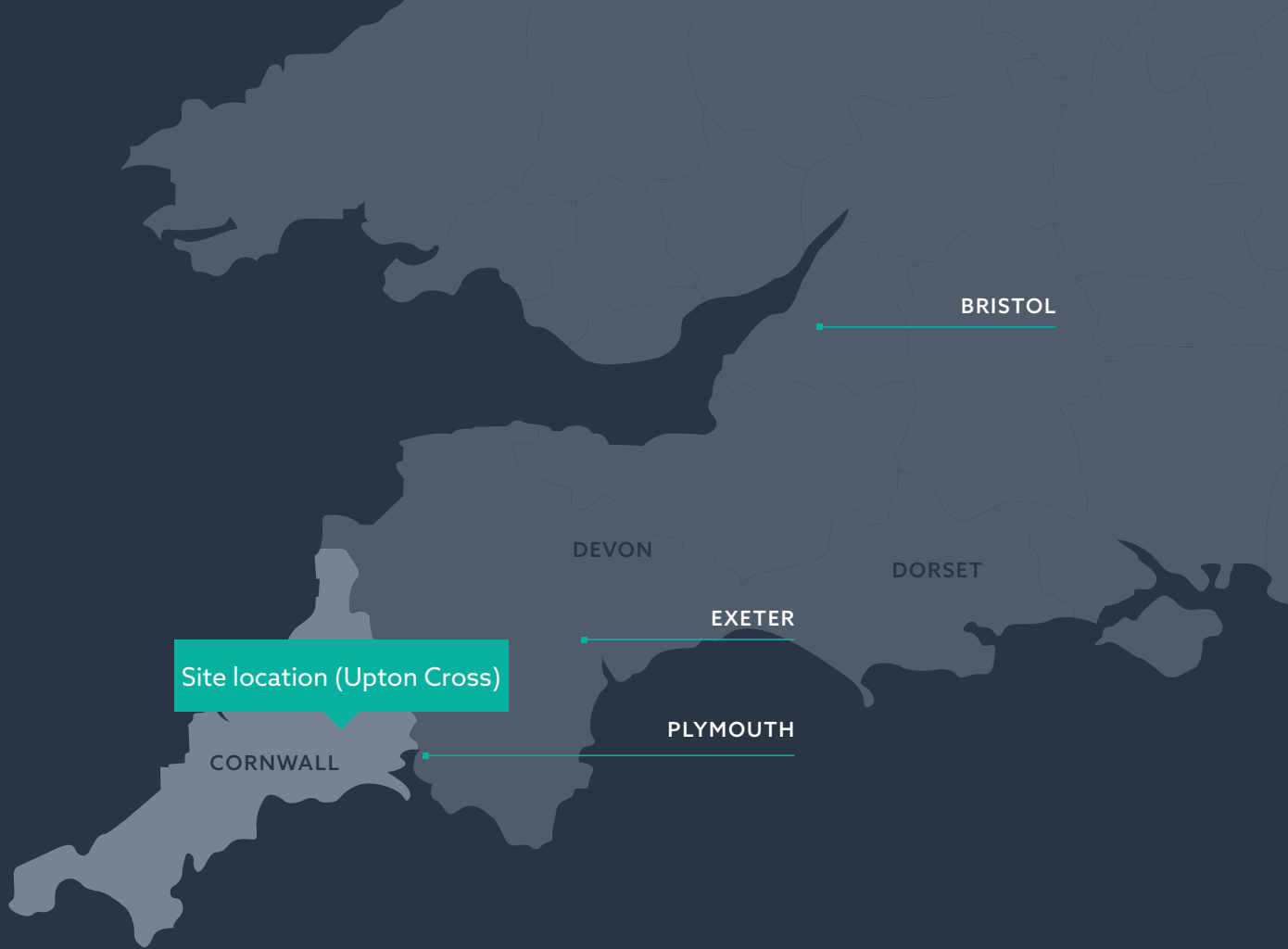
Site image



Site sits amongst beautiful countryside

Indicative site plan Option 1





**For further information
or to arrange a site visit,
please get in touch today**

THOMAS MAE 



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