



Building Plot Roydon Lane, Lanstephan, Launceston, PL15 8NG

A rare opportunity to acquire a small building plot with outline planning permission for the construction of an attractive two-storey, one-bedroom detached dwelling, together with parking and garden.

Town center 1.4 miles - Bude 18.6 miles - Exeter 43 miles

• Rare individual building plot in an established residential location • Outline planning for a detached two-storey dwelling • One-bedroom detached house • Off-road parking provided within the proposed scheme • Situated along Roydon Lane, on the St Stephens side of the town • Ideal self-build opportunity • Proposed accommodation arranged over two floors • Garden • Freehold • Council tax band - N/A

Offers In Excess Of £50,000

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SITUATION

The plot occupies a modest yet useful site along Roydon Lane, situated on the St Stephens side of the town. Outline planning permission with all matters reserved, under the application No PA24/00497, has been granted for the construction of a detached dwelling, providing an increasingly rare opportunity to build a new home within an established residential setting.

THE PROPERTY

The outline plans provides for a two storey detached property, designed to make efficient use of the available site while incorporating its own parking and garden. The proposed accommodation offers a open plan kitchen/living/family room, with a ground floor shower room, whilst on the first floor there is one double bedroom, with access to a terrace which would offer views back to the town and its castle. As with any outline planning, the choice of the eventual layout and look of the house will lie with the buyer, when they make a detailed application. An ideal opportunity for a self-builder or an individual looking to create a bespoke home.

THE PLOT

The site provides an opportunity to construct a contemporary detached dwelling within a small but thoughtfully arranged plot with access off Roydon Lane.

PLANNING

Outline planning permission with all matters reserved under the application PA24/00497 has been granted, for

the erection of a detached two-storey dwelling.

Full details of the planning consent, outline plans and conditions should be referred to prior to purchase. Purchasers are advised to satisfy themselves as to the precise extent of the permission and any obligations or conditions attached to it.

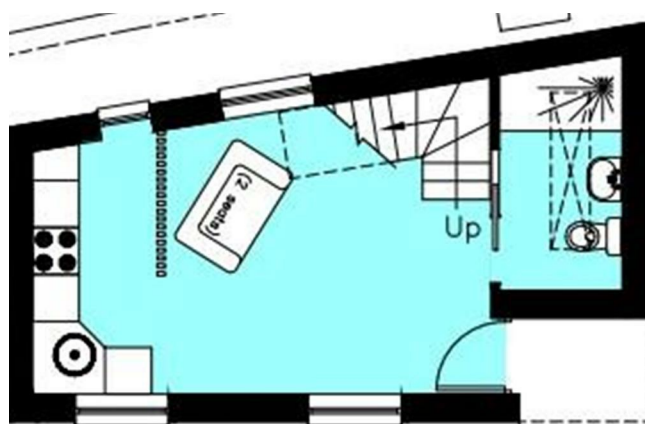
SERVICES

No services are currently connected. Mains electricity, water and drainage are understood to be available in the area. Please note the agents have not inspected or tested these services. Prospective purchasers must satisfy themselves as to the availability and connection of all services.

DIRECTIONS

Drive from Launceston into Newport and turn right at the roundabout. Then take the left turn at the next roundabout and take the 2nd right turn into Roydon Lane. The Plot will be found a little way along on the left hand side.

What3words - ///discloses.fuel.inspector



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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.