



**STEPHEN KNIGHTLEY ASSOCIATES**  
**architectural design**

Spring Gardens  
 Bradfords Quay,  
 Wadebridge Cornwall  
 PL27 6DB



**Wadebridge 813771**

Proposals at :  
 Brackwell Place, Wadebridge  
 Cornwall.  
 Outline Application for a  
 Single Storey Dwelling

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Drawing Title :  
 Location Plan

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# Residential Building Plot - For Single Dwelling

**LAND AT BLACKWELL PLACE, WADEBRIDGE,  
 CORNWALL, PL27 7NL**

Offers Invited £150,000



## LAND AT BLACKWELL PLACE, WADEBRIDGE, CORNWALL, PL27 7NL

### DESCRIPTION

The front page location plan is Not to Scale.

It is exceedingly rare to find an individual building plot in Wadebridge town extending to approx 0.29 acres/0.12 hectares with outline planning permission for a detached dwelling with both off road parking and generous gardens. The opportunity exists to design a home to your own specification before submitting a reserved matters application to the local authority.

### PLANNING

Cornwall Council granted outline planning permission with all matters reserved under application PA16/03091 for a dwelling on land at Blackwell Place, Wadebridge, dated 13 September 2016.

### TENURE

Freehold

### METHOD OF SALE

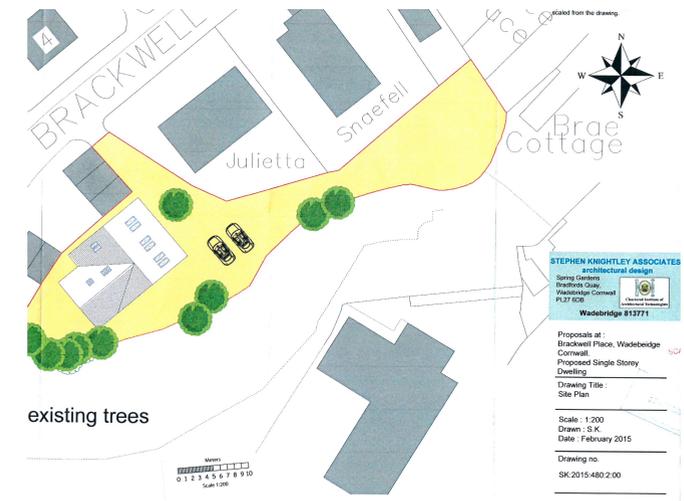
The plot is offered For Sale by Private Treaty.

Offers Invited £150,000

### VIEWING/ FURTHER INFORMATION

To arrange a viewing/to receive further information please contact our joint sole agents Miller Countrywide Wadebridge 01208 812117.

The adjacent plan is for illustrative purposes only and is Not to Scale



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### About Countrywide Residential Development

Countrywide Residential Development is part of the UK's largest property services and estate agency group, providing specialist end-to-end new homes solutions tailored to the needs of the development market. From the initial land acquisition to market reports, through to new homes sales and purchasing stock, we deliver a market-leading integrated residential property service designed to sustainably drive the new homes industry.

As the largest new homes estate agency in the UK with 1,500 office locations operating through over 50 established high street brands, our award-winning sales service unlocks the new homes market by selling over 4,000 units per annum and accessing 29,000 applicants per week.

Countrywide Residential Development offers a specialist Land & Planning team spanning the whole of the UK. We advise a varied client base on a wide range of land and planning related matters, ranging from smaller single plots to larger multiple unit phased release opportunities. Our expert Land and Planning team work closely with clients to guide them through the entire process, from planning applications to the land's sale, providing peace of mind every step of the way.

### Disclaimer

Please see our companion document Sales Information Sheet highlighting the planning, background and technical aspects of the purchase.

N.B: These particulars do not form any part of an offer or contract. Whilst all care has been taken in preparing the statements herein, they may not be relied upon and it is the responsibility of the intending purchasers to satisfy themselves.