

# GREENFIELD POTENTIAL RESIDENTIAL DEVELOPMENT SITE

LAND AT CROSS PARK TREGADILLET NR LAUNCESTON PL15 7EU

*view from existing access looking north*

APPROX 2.2 HECTARES / 5.4 ACRES TOWN FRINGE COUNTRYSIDE VIEWS

**FREEHOLD FOR SALE BY PRIVATE TREATY  
SUBJECT TO PLANNING OFFERS INVITED**

for sale



*Property Marketing Consultants  
Sales & Acquisitions*

01237 420899  
[www.markdevitt.co.uk](http://www.markdevitt.co.uk)



## THE SITE

This green field site extends to approximately 2.2 Hectares / 5.4 acres and is situated on the eastern fringe of the village of Tregadillett, with frontage onto the main road which runs through the village, along its southern boundary. Immediately adjacent to the site along its western boundary is existing residential development whilst to the north and east are open fields. An existing access serves the site from the southern boundary. The land rises very gently to the north. Mature existing hedgerows denote the boundaries.



*View from existing access looking west into the village*

## Tregadillett, Nr Launceston

The small village of Tregadillett is located in beautiful Countryside, approximately 2 miles west of Launceston. The village offers a range of services and amenities such as a church, primary school, pub and village hall. Close by, Launceston offers a much larger selection of shops and services. The village lies just north of the A30 with the nearest junction, approximately 0.5 miles to the west.



*View from existing access looking east*

## Planning & Technical

No planning permission has been granted on the site. A submission was made to Cornwall Council (site reference S132) under the Strategic Housing Land Availability Assessment 2013. Information relating to the SHLAA is available on request.

## Method of Sale

The Freehold of the site is offered for sale by Private Treaty Subject to Planning Offers are invited

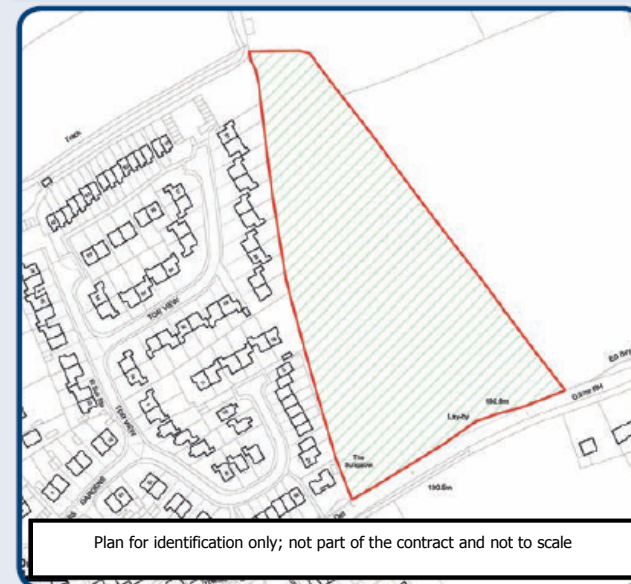
## Directions

As you approach the village from the east (Launceston side) the land is situated just before the 30mph sign on the north side of the road, immediately adjacent/just before existing residential development, a farm gate offers access into the field.

## Viewing

On site at any reasonable time, however please advise Mark Devitt of your intentions on 01237 420899.

## Site to be sold



for sale

**md**  
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