Western Road
Launceston
Cornwall
PL15 7AR

Guide Price £200,000

- 9 TWO BEDROOM FLATS & 1 ONE BEDROOM FLAT
- PROJECT WITH CONDITIONS APPROVED IN 2006 WITH THE COMMENCEMENT OF PROJECT CONFIRMED
- PLANNING APPLICATION NUMBER: PA18/09355
- LIFT ACCESS TO ALL FLOORS
- INVESTMENT OPPORTUNITY
- COMMERCIAL/PARKING OPTIONS
- NO CIL, AFFORDABLE OR 106 CONDITIONS
- HIGHLY REGARDED ARCHITECT
- CLOSE TO TOWN CENTRE

Millerson
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Tenure - Freehold

Council Tax Band -

Floor Area - 879.00 sq ft

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DESCRIPTION

A FANTASTIC OPPORTUNITY FOR ANY DEVELOPER WITH A SUBJECT TOO OFFER WILLING TO BE ACCEPTED ON THIS SUPERB DEVELOPMENT AT CASTLE GATE, A UNIQUE TOWN CENTER DEVELOPMENT OF 10 APARTMENTS, 9 X TWO BEDS AND 1 X ONE BED APARTMENT.

OWNER IS HAPPY FOR A SUBJECT TOO OFFER SO THE NEW OWNER CAN REINSTATE THE PLANNING FOR PARKING UNDERNEATH IN STEAD OF SHOPS, THERE WAS PLANNING FOR CAR PARKING BUT THIS HAS NOW ELAPSED.

THE EXISTING PLANNING REMAINS IN PERPETUITY BUT IF THE NEW BUYER WANTS TO CHANGE THE PLANNING FOR PARKING THEN THE OWNER IS WILLING TO ACCEPT AN SUBJECT TOO OFFER.

APPLICATION NUMBER: PA18/09355

Location

Launceston is an historic market town situated in North Cornwall right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. The town is famous for the castle which dates back to medieval times and dominates the landscape sitting proudly at the highest point.

In terms of industry, the town offers a bustling centre and on the outskirts are two industrial estates at Pennygillam and Newport. Launceston and the surrounding areas offer a fine array of properties from large rural estates, historical cottages and town houses to numerous modern developments.

From Launceston, Plymouth is within easy reach via the A388 (approx 26 miles) whilst the A30 trunk road offers good access west to Truro (approx 47 miles) and east to Exeter (approx 41 miles). The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 16 and 20 miles respectively from Launceston.

The North Coast is easily accessible from Launceston and includes numerous beaches and towns including Bude, Widemouth Bay and Crackington Haven. The North Coast also offers numerous restaurants and public houses with fantastic settings alongside footpaths enjoying the panoramic views of the coastline and sea.

Flat 1

54.2 sq m / 583 sq ft (Two bedroom, first floor)

Flat 2

68.5 sq m / 737 sq ft (Two bedroom, first floor)

Flat 3

64.4 sq m / 693 sq ft (Two bedroom, first floor)

Flat 4

56.4 sq m / 607 sq ft (Two bedroom, first floor)

Flat 5

54.2 sq m / 583 sq ft (Two bedroom, second floor)

Flat 6

68.5 sq m / 737 sq ft (Two bedroom, second floor)

Flat 7

64.4 sq m / 693 sq ft (Two bedroom, second floor)

Flat 8

56.4 sq m / 607 sq ft (Two bedroom, second floor)

Flat 9

64.4 sq m / 693 sq ft (Two bedroom, third floor)

Flat 10

40.6 sq m / 437 sq ft (One bedroom, third floor)

Total Floor Area of Flats

592 sq m / 6370 sq ft

Retail Unit 1

74.5 sq m / 801 sq ft

Retail Unit 2

213 sq m / 2291 sq ft

Total Floor Area of Retail Units

287.5 sq m / 3092 sq ft

Site Location

The site location offers a balance/option of commercial units within the residential elements being located within 60 metres of the town centre, very close to the local multi storey car park and enjoying unhindered views to the historic castle opposite. Highly visible commercial units from one of the main thoroughfares in Launceston.

The current requirements within Launceston for new homes are being met to a certain extent by the new developments on the edge of the town. However these developments do not satisfy the need for a large number of new buyers, due to price, that this project would be able to service.'

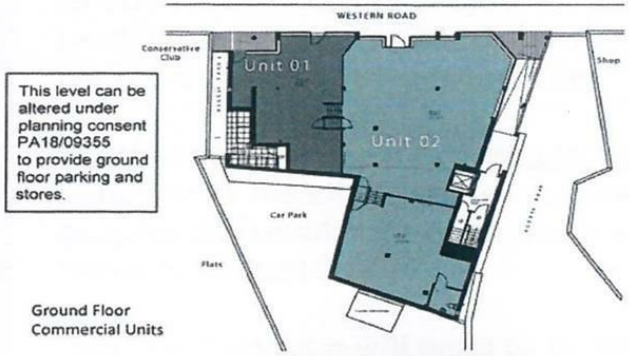
SERVICES

Mains electric and drainage on site.

AGENTS NOTE

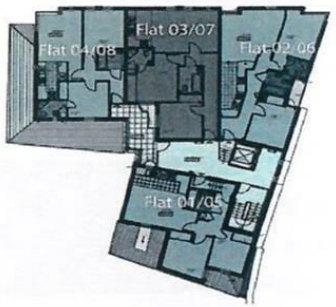
Please note the asking price is £200,000 PLUS VAT at 20%.

Floor Plans



This level can be altered under planning consent PA18/09355 to provide ground floor parking and stores.

Ground Floor Commercial Units



Typical First and Second floor plan

Third Floor Plan

The site location offers a balance of commercial and residential elements being located within 60 metres of the town centre, very close to the local multi storey car park and enjoying unhindered views to the historic castle opposite. Highly visible commercial units from one of the main thoroughfares in Launceston.

The current requirements within Launceston for new homes are being met to a certain extent by the new developments on the edge of the town. However these developments do not satisfy the need for a large number of new buyers due to price, that this project would be able to service.

Floor areas

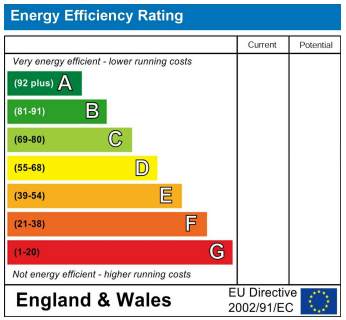
Flat 01	54.2 sq m / 583 sq ft
Flat 02	68.5 sq m / 737 sq ft
Flat 03	64.4 sq m / 693 sq ft
Flat 04	56.4 sq m / 607 sq ft
Flat 05	54.2 sq m / 583 sq ft
Flat 06	68.5 sq m / 737 sq ft
Flat 07	64.4 sq m / 693 sq ft
Flat 08	56.4 sq m / 607 sq ft
Flat 09	64.4 sq m / 693 sq ft
Flat 10	40.6 sq m / 437 sq ft
Total	592 sq m / 6370 sq ft

Retail Unit 01	74.5 sq m / 801 sq ft
Retail Unit 02	213 sq m / 2291 sq ft
Total	287.5 sq m / 3092 sq ft

Project features

- Project with conditions approved in 2006 with the commencement of project confirmed
- PA application PA/2005/02116
- Close proximity to the town centre
- Lift access to all floors
- Prime location for First Time Buyers, retirement flats or rental investors
- Commercial area can be used as two units or amalgamated into one large unit or substituted for parking for the apartments
- Planning consent does not insist upon 'affordable' CIL or 106 conditioned units

More details are available on request. Millerson 01566 776055



Directions To Property

What3Words.com///stunt.brittle.deal

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Valuation Request

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