



Description

An interesting opportunity to acquire circa 3.7 acres of sloping amenity/agricultural land with a stream forming the lower boundary and access from the top of Longcoombe Lane. The land has the benefit of a concrete driveway and hardstanding, covered store with tractor shed off on the upper level, with a glasshouse with ornamental sunken pond and potting room off, along with a separate L shaped storeroom with kitchenette and WC facilities on the lower level. The structures have the benefit of a LPG boiler providing hot water and heating, solar power, septic tank drainage and mains water. The land has had the benefit of some landscaping with grassed pathways to the lower level buildings, productive orchard and tree plantations, with the potential for further cultivation of the land.



Situated

Longcoombe Lane sits on the outskirts of the pretty traditional Cornish fishing village of Polperro, enjoying rural views over the valley and a tram service from the main car park to the centre of the village, offering a wide selection of bespoke shops, cafes, public houses and restaurants, a working harbour and access to the coastal path.

Planning History

A Certificate of Lawful Development was issued on the 15th January 2016, under application number PA16/00184, for 'Certificate of lawfulness for existing works undertaken comprising: Repositioning gate to allow vehicles to park off the road to gain access to the site; scraping the existing track, laying gravel and compacting; laying mesh on 2" supports and resurfacing with ready mix to a minimum depth

of 4" (a material commencement of works approved under decision PA13/00459 dated 11th April 2013). PA13/00459 – Construction of store, tractor shed and glass house with associated WC, septic tank and solar panels – Approved 11.04.2013 PA14/09019 – Submission of details to discharge conditions 3 in relation to decision notice PA13/00459 dated 11.04.2013 – Approved 21.10.2014. Interested parties must make and rely upon

their own planning enquiries of Cornwall Council planning department.

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

Note

Measurements have been taken using the Promap Mapping facility, interested parties must

make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

There is an additional plan provided by the seller within the legal pack which highlights the boundary line of the property. We advise buyers to rely on their own inspection.