



A substantial and multi faceted development opportunity with planning permission in place for 9 units.

LOCATION

The thriving market town of Liskeard offers a comprehensive range of shopping, schooling and leisure facilities, retail and industrial parks, with excellent transport links via the A30/A38 and a mainline railway station from Penzance to Paddington.

DESCRIPTION

A substantial and multi-faceted development opportunity conveniently located for Liskeard town centre, the railway station and the A30/A38 road network. Planning and Listed Building permissions are already in place for the conversion of The Old Stag into five × one bedroom apartments, the detached barn into two × two bedroom houses, with four parking spaces and garden areas, along with two semi-detached, three bedroom new builds, with gardens and parking situated within the former beer garden. Grants of Conditional Planning Consent and Listed Building Consents were granted on the 30th September 2016, under application numbers PA16/04233 and PA16/04234 for 'Conversion of redundant public house and barns to create 7 dwellings plus creation of 2 new build dwellings on the beer garden'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

PROPOSED ACCOMMODATION

The Old Stag

Ground Floor: Apartment 1: Entrance porch, open plan lounge/kitchen/diner, inner hallway, bedroom and bathroom. Apartment 2: Kitchen/diner, living room, bedroom and bathroom. Apartment 3: Entrance hall, open plan lounge/kitchen/diner, study, bedroom and bathroom. Apartment 4: Entrance hall, open plan lounge/kitchen/diner, bedroom and bathroom. Apartment 5: Entrance hall, lounge/diner, kitchen, bedroom and bathroom.

Outside: Garden areas and parking spaces.

The Barn

House One: Ground Floor: Kitchen/diner, living room.

First Floor: Landing, two bedrooms and bathroom.

Outside: Rear garden and parking space.

House Two: Ground Floor: Lounge/diner, kitchen.

First Floor: Landing, two bedrooms and bathroom.

Outside: Rear garden and parking space.

The Building Plot:

A pair of semi-detached properties each to comprise: **Ground Floor:** Entrance hall, kitchen/diner, living room and WC.

First Floor: Landing, three bedrooms and bathroom.



Outside: Associated gardens and car parking spaces.

TENURE

Freehold.

EPC

Exempt.

AUCTION VALUER

Wendy Alexander

VIEWINGS

Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Stratton Creber Liskeard: 01579 343561 (Weekends)