

STAGS

Development Site Adjacent to Chynoweth, St Ann's Chapel, Cornwall PL18 9HN

A very rare, freehold, south-facing development site with outline consent for up to 5 open-market detached dwellings, in a very well-connected village location with amenities, facilities and a rail link nearby.

Mini-market, Train Station 0.8 miles • River Tamar 2.5 miles • Callington 3.5 miles • Tavistock 5.5 miles • Dartmoor 6.5 miles • Plymouth 19 miles

• Rare, South-facing Site with Outline Consent • Up to 5 Open-market Detached Dwellings • Superb Road Access for Local Commuting • Close to Tavistock, Callington and Plymouth • Full Range of Amenities and Facilities Nearby • Rail Connection to Plymouth in Close Proximity • Accessible to Dartmoor National Park • Outside the Tamar Valley National Landscape • Cornwall Planning Ref: PA25/05415 • Freehold, 0.79 Acres

Guide Price £300,000

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SITUATION

This appealing development opportunity occupies a superb, south-facing site of approximately 0.79 acres, on the edge of St Ann's Chapel. The location benefits from incredibly easy access to local amenities and facilities, plus the rich heritage and biodiversity of the Tamar Valley National Landscape (formerly AONB), including access to the River Tamar itself in several places, and Dartmoor National Park (6.5 miles). The villages of Gunnislake, St Ann's Chapel and Drakewalls collectively offer a full range of day-to-day amenities, including a Post Office, two general stores, two fuel stations, an Asda mini-supermarket, a primary school, a health centre, garages and several public houses. Callington, 3.5 miles to the west, offers an excellent range of facilities, whilst Tavistock, 5.5 miles to the east, is a thriving market town in West Devon, rich in history and tradition dating to the 10th century, offering a superb range of shopping, recreational and educational facilities.

The site also sits directly on the A390, which facilitates quick commuter access into the city of Plymouth, 18 miles by road to the south, which can also be reached using the nearby train station at Gunnislake, on the Tamar Valley line, less than a mile away. From Plymouth, the A38 connects to Exeter and the M5 Motorway, and Exeter's international airport.

DESCRIPTION

This is an extremely rare opportunity to acquire a development site for residential infill, within a popular and well-connected East Cornwall village setting. The site, which amounts to approx. 0.79 acres in all, has outline consent for up to 5 detached dwellings, all open-market, with an illustrative plan showing three units of 134m2 (1,442sq.ft) and two units of 155m2 (1,668sq.ft), all served by parking and/or garaging, and sitting within good-sized garden plots. Given the nature of the consent, all matters are reserved except for access. The site was most recently used for agriculture and two pole barns remain on-site, to be removed as part of the development process.

PLANNING AND LOCAL AUTHORITY

Outline planning consent was granted by Cornwall Council on 5th February 2026, under application reference PA25/05415, for "residential development of land for up to 5 dwellings including access (all other matters reserved)". A complete package of the relevant planning documentation, including technical materials and a full list of the conditions of the consent, can be obtained from the Council's planning portal, https://planning.cornwall.gov.uk, or by enquiry with Stags. Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY T: 0300 1234100.



SERVICES AND TENURE

The site is offered with vacant possession upon completion. No mains services are currently connected to the site, but we understand that electricity and water are available in close proximity. A borehole currently supplies water to the agricultural buildings. Interested parties should satisfy themselves in every respect as to the possibilities, timescales and costs of connecting any necessary services before exchanging contracts. Ultrafast broadband is available. Good outdoor mobile voice/data service is available via all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

WAYLEAVES ND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, any wayleave agreements in respect of electricity or telephone equipment, and also subject to, and with the benefit of, any public or private rights of way. No public rights of way are understood to cross the land.

PLANS AND BOUNDARY FENCES

An indicative plan, which is not to scale, is included with these sale particulars. The vendor shall not be called upon to define the ownership of boundary fences.

AGENT'S NOTES

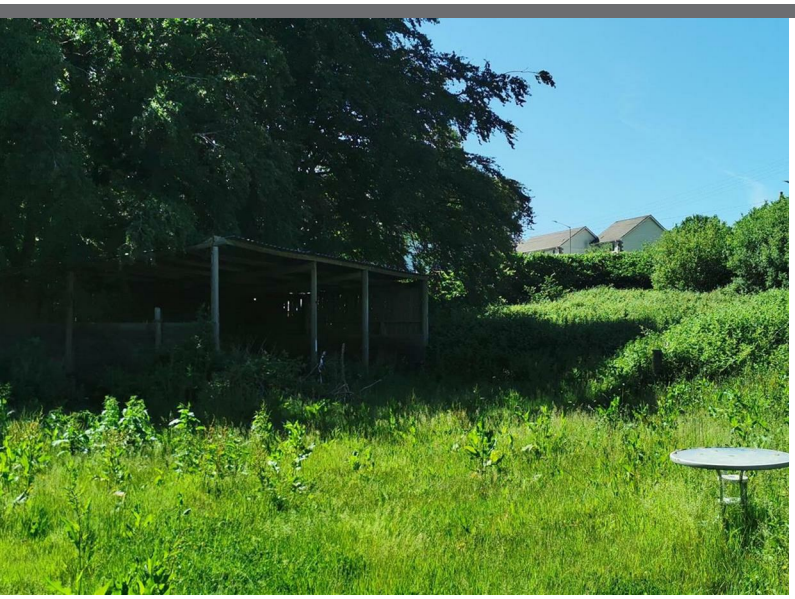
1. The Tamar Valley is well-known for its history of metalliferous mining activity. There are no known workings or features affecting the site itself.
2. In accordance with section 21 of the Estate Agents Act 1979, we hereby declare that a member of Stags' staff has a personal interest in the sale of this property.

VIEWING AND DIRECTIONS

Viewing of the site is strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is ///firm.clerk.executive. For detailed directions, please contact the office.

STAGS PLANNING SERVICES

Interested parties should note that Stags Planning Department provides a full range of expert planning, architectural and design services across Devon, Somerset, Cornwall and Dorset. For further details, contact our Planning team on 01392 439046 or by emailing planning@stags.co.uk.











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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.