



DEVELOPMENT PLOTS, THE ORCHARD, LANTIC ROAD, FOWEY, PL23 1FD

A rare opportunity to build two to three homes in the desirable coastal town of Fowey.

The Orchard, Lantic Road is particularly well suited to self-builders, with CIL relief and other potential exemptions available for qualifying persons.

The site is 1 mile from the town of Fowey.

FOR SALE BY INFORMAL TENDER

- **Development land with Permission in Principle for 2-3 dwellings**
- **PA26/00121**
- **Sought after coastal location**
- **Plot of 0.365 acres**
- **Perfect for self-builder**
- **Tender closing date: Friday 4 September**

OFFERS IN THE REGION OF £395,000



LOCATION:

The Orchard is situated on the northern fringe of Fowey in a convenient and easily accessible location.

A Co-Operative convenience store, along with infant, junior and secondary schools, are all within walking distance. Fowey town centre lies within approximately one mile and offers an excellent range of local and national retailers, together with a wide selection of public houses, restaurants and eateries.

DESCRIPTION:

The plot is generally level and offers the potential to build two to three homes, subject to its flexible planning status.

It is particularly well suited to self-builders, with CIL relief and other potential exemptions available.

The consent offers flexibility for one party to build a single, truly special dwelling, or perhaps a family seeking to benefit from living in a private community with 2-3 dwellings.

Whilst it is the vendors preference to sell the plot/s as a single lot, consideration will be given to selling as 2 or 3 lots.

PLANNING CONSENT:

Permission in Principle was granted on the 9th April 2026 under PA26/00121: For up to 3 dwellings (minimum of 1 and maximum of 3).

Full details are available via the Local Authorities website, and via request from the agent within the purchasers pack.

PURCHASERS PACK:

- Planning documents - PIP
- Access rights to the road – TR1
- Nichecom - Photos
- Proposed layout for both 2 or 3 units
- National Grid
- Wales and West
- S&S Opinion on the TR1
- Topographical survey
- Title plans and registers

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction on the basis of an unconditional sale for the whole plot.

VAT:

We have been advised this land has not been elected for VAT.

INFORMAL TENDER:

This property is to be sold by informal tender.

The Tender deadline is Friday 4 September 2026 at 5.00pm.

All offers should be submitted on the Tender Form which is available via request.

Offers should be emailed to: kk@miller-commercial.co.uk

or, alternatively, posted to our office at: 2 Old Bridge Street, Truro, TR1 2AQ.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

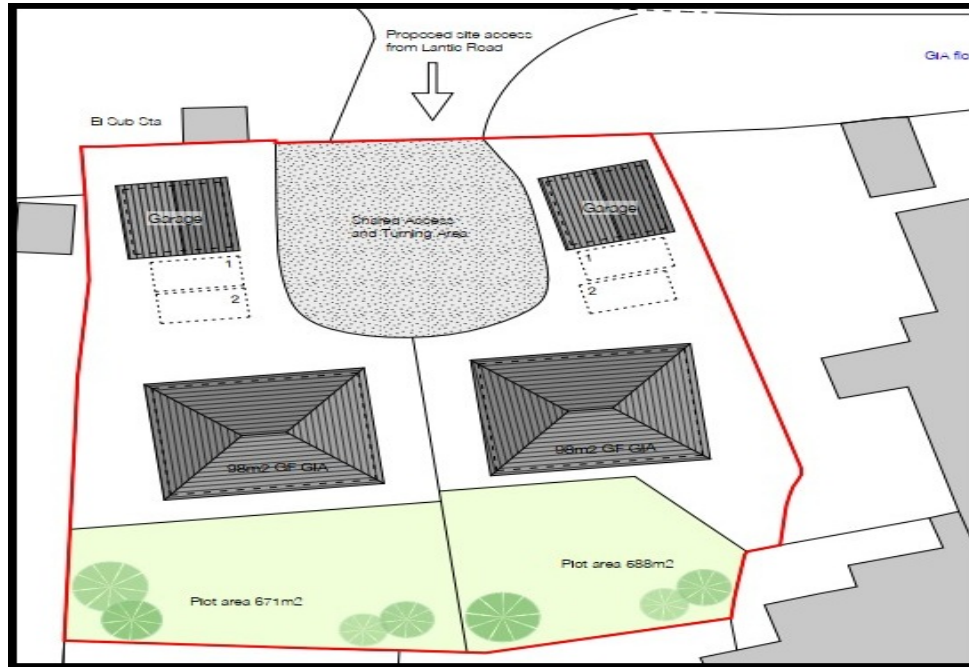
Email th@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk



Proposed Site Plans





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards