



# Development site for 8 homes

Land Beside Trevoya Park, Boyton, Launceston, Cornwall, PL15 9TP



## Development Site for 8 Homes

Land Beside Trevoya Park, Boyton, Launceston,  
Cornwall, PL15 9TP

£295,000 Guide Price

**1 acre residential development site with planning**

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**Level site with outstanding countryside views**

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**Affordable led scheme with 50% open market (4)**

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**Level site with good access**

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**Sought after North Cornwall village within easy reach of  
Launceston and the A30**

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**Strong local demand for completed homes**

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### SUMMARY

The site comprises a 1 acre residential development opportunity with full planning permission for 8 dwellings, positioned on the edge of the sought-after North Cornwall village of Boyton, within easy reach of Launceston and the A30.

The land is level, elevated and benefits from open countryside views, with good access already approved. The consented scheme is affordable-led, providing a policy-compliant mix of 50% open market housing, alongside shared ownership and affordable rent, making it a logical and deliverable proposition for a local or regional housebuilder.

**LOCATION**

Land south of Trevoya Park sits on the southern outskirts of the tranquil village of Boyton just off (1.5 miles) the B3254 road and only some 5.5 miles to Launceston on the Cornwall / Devon border and along side the A30 dual carriageway spine road for the two Counties.

In all directions from Boyton there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages. The open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all it's yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.

**PLANNING SUMMARY**

Full planning permission has been granted under Application Number PA24/08713 dated 31st October 2025 for proposed affordable led housing development of 8 dwellings with associated infrastructure. All approved plans and documents are available on Cornwall Council's planning portal.

**PLANNING**

Permission includes detailed architectural drawings, landscaping requirements and drainage conditions which must be complied with before occupation. Community Infrastructure Levy is chargeable, with a liability notice issued confirming the amount payable before relief. Prospective purchasers are advised to review the planning documents in full. The development is planned to provide:

**Open market housing (4 units):**

- 1 detached house
- 1 semi-detached house
- 2 end-terrace houses

**Shared ownership housing (2 units):**

- 1 end-terrace house
- 1 mid-terrace house

**Affordable rent housing (2 units):**

- 2 semi-detached bungalows

**SERVICES**

Mains electricity and water are understood to be available nearby. Drainage for foul water is via mains (tbc subject to phased build timetable being agreed).

**ARCHITECTS DETAILS**

www.trewin-design.co.uk  
1 Square, Holsworthy EX22 6DR  
01409 253013

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**TENURE**

Freehold

**DIRECTIONS**

What3Words - ///menu.headboard.hamper

**AGENTS NOTE**

Please note a right of way will be retained through the site to the north for future development potential, with rights reserved to connect to utilities and service media without ransom.

**EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

The property is offered for sale subject to and with the benefit of all existing easements, wayleaves, rights of way and any other matters contained within the registered title.

**BOUNDARIES**

Any purchaser shall be deemed to have full knowledge of all boundaries. Neither the vendor nor the vendor's agents shall be responsible for defining the boundaries or their ownership. Any disputes arising shall be referred to the vendor's agents whose decision shall be final.



**NORTH EAST elevation** 0 2m  
1 : 100



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