Laskowski &Co



46 Bosmeor Road and Development Land, Falmouth, TR11 4PU

£410,000

Positioned at the head of Bosmeor Road; a well presented chalet-style, 2 double bedroom property, benefitting from front and rear gardens, allowing great scope internally for alteration, extension or modernisation. To be sold with immediate vacant possession and no onward chain.

A Grant of Outline Planning Permission has been obtained from Cornwall Council, for the construction of up to 1 dwelling on the land west of Number 46 - Application, number: PA26/05973, dated 29 October 2026.

Key Features

- Semi-detached chalet-style home
- Front and rear gardens
- Outline Planning Permission for the construction of up to 1 dwelling
- Immediate vacant possession and no onward chain
- 2 double bedrooms
- Well presented throughout
- Driveway parking and garage
- EPC rating D

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Proposed plot with outline
permission for a detached dwelling









THE ACCOMMODATION COMPRISES

PLANNING
Outline Planning Permission for the land West of Number 46, has been granted for the construction of up to 1 dwelling; Cornwall Council Application number: PA26/05973, dated 29 October 2026.

From the driveway, a glazed entrance with step down and sliding door opens into the:-

ENTRANCE PORCH
Quarry tiled flooring, panelled ceiling, courtesy light, space for coat hooks and shoe storage etc. A painted timber door with obscure glazing opens into the:-

RECEPTION HALLWAY
Stairs to first floor level, panelled doors to living room and bathroom, part-obscure glazed door to kitchen/diner. Radiator, ceiling light, BT master telephone point.

LIVING ROOM
Nicely proportioned and double aspect in nature, offering a pleasing outlook over the driveway and side garden, together with established frontage. Central 70's-style fireplace with tiled hearth and surround, together with matching mantel (fireplace decommissioned). Square recess for display purposes. Two sets of wall lights, radiator, ceiling light.

MAIN BATHROOM
Comprising low flush WC, pedestal wash hand basin and panelled bath with mains powered shower. Tiling to walls, lino flooring. Heated towel rail, ceiling light, extractor fan. Obscure glazed window.

KITCHEN/DINER
Square in shape, with a small number of units, set both above and below a roll top worksurface with inset sink with drainer. Space for white goods including cooker and fridge/freezer. Wall-mounted Ariston combination boiler providing domestic hot water and heating. Tiling to kitchen area, tile-effect flooring. Broad double glazed window to rear elevation providing an outlook over the garden. Radiator, strip light. Under-stair half-height storage cupboard, larder cupboard with slatted shelving.

FIRST FLOOR

LANDING
Courtesy handrailing to stairs. Loft hatch, panelled doors to both bedrooms.

BEDROOM ONE
Situated to the front of the property, square in shape, with broad uPVC double glazed window to front elevation providing a fantastic outlook over the neighbouring rooftops, with unexpected glimpses of Falmouth Bay and Trefusis Headland in the distance. Ceiling light, radiator, corner cupboard with slatted shelving, housing hot water tank.

BEDROOM TWO
Another nicely proportioned double bedroom with ceiling light, radiator and broad uPVC double glazed window providing an elevated outlook over the rear garden.

THE EXTERIOR

FRONT GARDEN AND DRIVEWAY
A deep driveway providing parking enough for two/three vehicles is to be bordered by timber fencing to one side and a part-lawned front garden, once again, with established hedging. The driveway leads onto the:-

SINGLE GARAGE
With up-and-over door and housing the electric meter and consumer unit. Comprising power, light, and offering dry storage. Two single glazed windows to side elevation. Water tap, panelled door opening onto the:-

REAR GARDENS
A nicely sized lawned garden to the rear, offering plentiful outside space, bordered by mature hedging and timber fencing with established trees to the boundary.

GENERAL INFORMATION

SERVICES
Mains electricity, water, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX
Band C - Cornwall Council.

TENURE
Freehold.

VIEWING
Strictly by appointment only with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



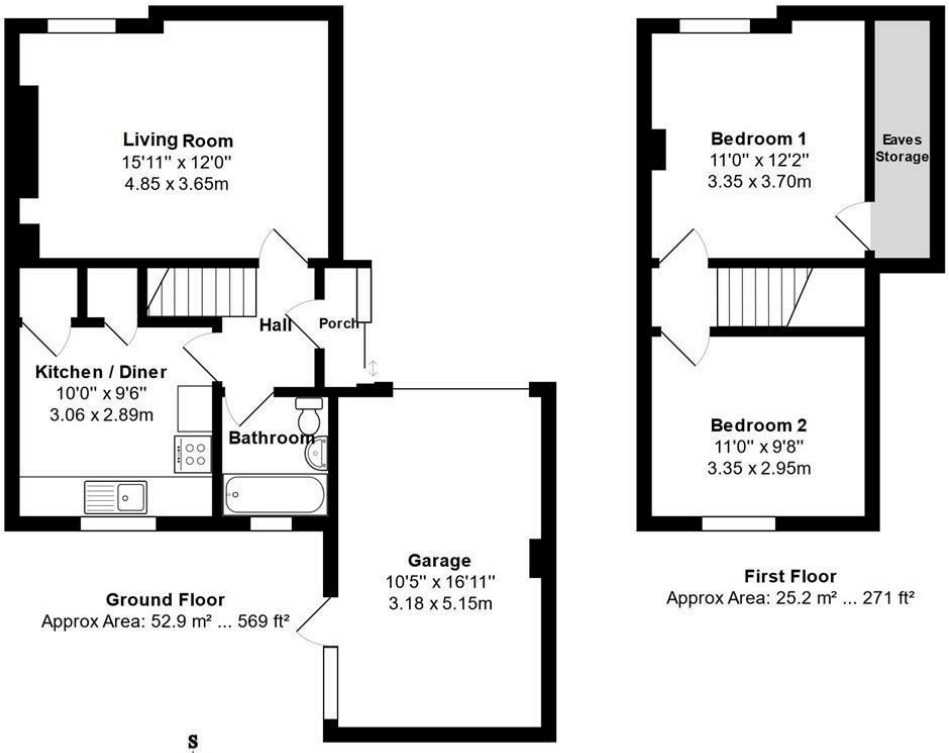














Bosmeor Road, Falmouth, TR11 4PU

Total Approx Area: 78.1 m² ... 841 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only

Cornwall Council

Correspondence Address: Cornwall Council Planning Dept, New County Hall, Treyew Rd, Truro, TR1 3AY
Email: planning@cornwall.gov.uk
Tel: 0300 1234151
Web: www.cornwall.gov.uk

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CORNWALL COUNCIL

Application number: PA26/05973

Agent: Atlantek Architects
Homeland
Trevarren
St Columb
Cornwall
TR9 6PJ

Applicant:

Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England) Order 2015

Grant of Outline Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION,** subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 27 August 2026 and accompanying plan(s):

Description of Development: Outline application for residential development of land for up to 1 dwellings including access.

Location of Development: Land West Of 46 Bosmeor Road
Bosmeor Road
Falmouth
Cornwall
TR11 4PU

Parish: Falmouth

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 29 October 2026

Service Director Planning and Housing (Chief Planning Officer)

IDOX/ACOUTZ

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA26/05973

CONDITIONS:

1 Application for approval of reserved matters must be made no later than 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2 Details of appearance, landscaping, layout and scale, (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3 The development hereby permitted shall be carried out in accordance with the approved plans listed below:

SITE LOCATION AND BLOCK PLAN 25050.3.001A Received 14.09.2026
TREE REPORT and TREE REPORT APPENDIX by Objective Tree Consultancy Received 27.08.2026

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

4 The reserved matters application shall be submitted accompanied by details of a surface water drainage scheme for the site. The scheme shall be based on sustainable drainage principles and shall include details of the proposed means of disposal, attenuation measures where required, exceedance flow routes, maintenance arrangements and evidence demonstrating that the development will not increase flood risk on or off the site.

The surface water drainage scheme shall be approved in writing by the Local Planning Authority as part of the reserved matters approval. The development shall thereafter be carried out in accordance with the approved details and completed prior to the first occupation of the dwelling.

DATED: 29 October 2026

Service Director Planning and Housing (Chief Planning Officer)

IDOX/ACOUTZ

Reason: To ensure satisfactory management of surface water runoff and to prevent an increased risk of flooding in accordance with Policy 26 of the Cornwall Local Plan Strategic Policies 2010-2030, Policies G1 and G3 of the Cornwall Climate Emergency Development Plan Document and the relevant provisions of the National Planning Policy Framework 2026.

5 The reserved matters application shall be accompanied by updated arboricultural information, including details of all trees to be retained and removed, together with confirmation that the development can be implemented in accordance with the recommendations contained within the Arboricultural Report and Tree Protection Plan prepared by Objective Tree Consultancy received by the Local Planning Authority on 27th August 2026.

The development approved pursuant to the reserved matters permission shall thereafter be carried out in accordance with the approved arboricultural details, including the approved tree protection measures.

Reason: The application has been approved in outline only, with layout reserved for subsequent approval. The condition is necessary to ensure that the detailed layout and design of the development appropriately safeguards retained trees in the interests of visual amenity, biodiversity and the character of the area, in accordance with Policies 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030, Policy EN3 of the Falmouth Neighbourhood Development Plan, Policies G1 and G3 of the Cornwall Climate Emergency Development Plan Document and the National Planning Policy Framework 2026.

DATED: 29 October 2026

Service Director Planning and Housing (Chief Planning Officer)

IDOX/ACOUTZ

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA26/05973

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan SITE LOCATION AND BLOCK PLAN received 14/09/26
Submitted Plan TREE REPORT received 27/08/26
Submitted Plan TREE REPORT APPENDIX received 27/08/26

DATED: 29 October 2026

Service Director Planning and Housing (Chief Planning Officer)

IDOX/ACOUTZ

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA26/05973

ANY ADDITIONAL INFORMATION:

- Please note that the proposed development set out in this application will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of the liability will be calculated when the related reserved matters application is determined. Further information about CIL is available at www.cornwall.gov.uk/cil.

- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

  (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

  (b) the planning authority has approved the plan.

  The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Cornwall Council.

  There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

  These are set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 and the Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026.

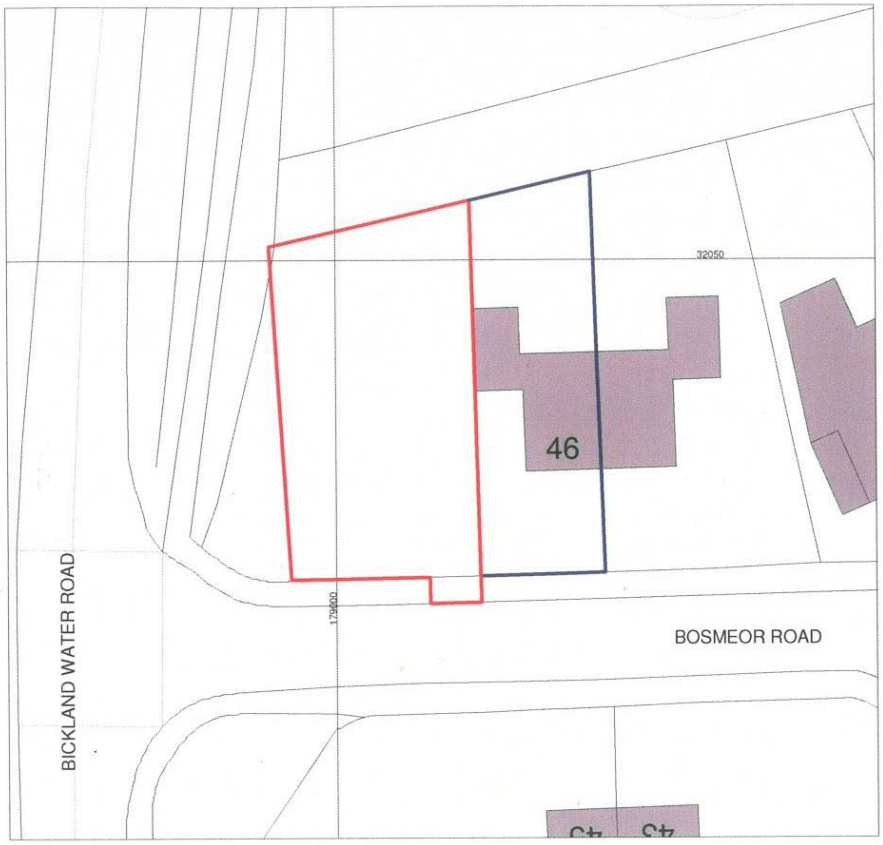
  Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

  o The development site area is 0.2 hectares or below and it does not impact an onsite priority habitat.

DATED: 29 October 2026

Service Director Planning and Housing (Chief Planning Officer)

IDOX/ACOUTZ



EXISTING BLOCK PLAN

0 5 10 15 20 25

SCALE IN METRES 1:500 @ A3



PROPOSED BLOCK PLAN

0 5 10 15 20 25

SCALE IN METRES 1:500 @ A3