



## Land south of 25

Trelander South | | Truro | TR1 1PH

**Price Guide £65,000**



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This is a wonderful opportunity to build a 3 bedroom detached house of 88 square metres (internal) located within easy access to Truro City centre and situated on the eastern side of the city. Permission was granted under application number PA22/09619. There is a CIL Liability of £9823.90 to be paid by the developer of the site.

Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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