



**Threemilestone, Cornwall, TR3 6BD**

**Threemilestone**

Guide Price  
**£350,000**



This is an exciting opportunity to acquire a small development site with Outline Planning Permission having been granted for the construction of 3 dwellings with some matters reserved. The site is situated on the outskirts of a popular village just 3.5 miles from the centre of Truro, and benefitting from excellent access to the A30 and is close to Treliske Hospital, Cornwall College & Richard Lander School.

### Location

Threemilestone has excellent transport links and is within close proximity to key locations such as the Royal Cornwall Hospital and the A30 - which makes it a popular choice for commuters & medical professionals alike.

The village is within easy reach of local schools, including Richard Lander Secondary School and Truro College, making it particularly appealing to families with children. The village also boasts a good selection of everyday amenities, including convenience stores, bakery, butchers, pharmacy, doctors, dentist surgery, social club and a popular Public House.

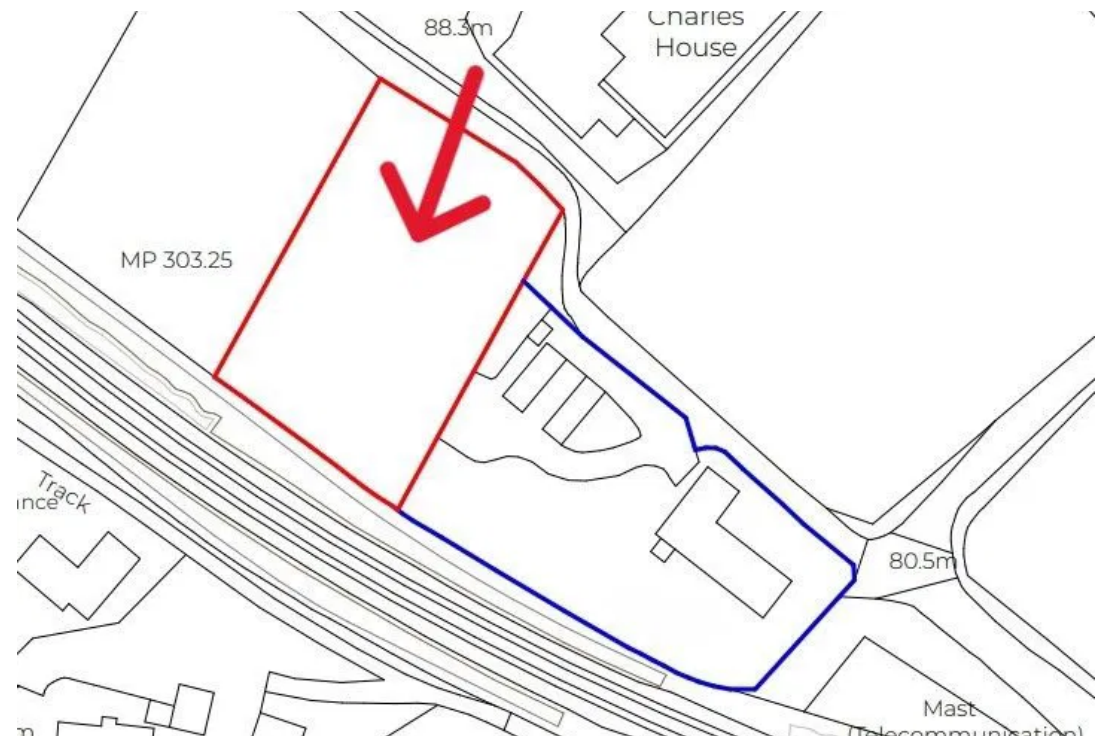
The site is located approximately 3.5 miles from the centre of Truro which offers schooling for all ages, a range of national and independent retailers, a station on the main Penzance to Paddington Rail line and is also home to the recently refurbished Hall For Cornwall that regularly plays host to visiting West End productions and music events.

### The Site

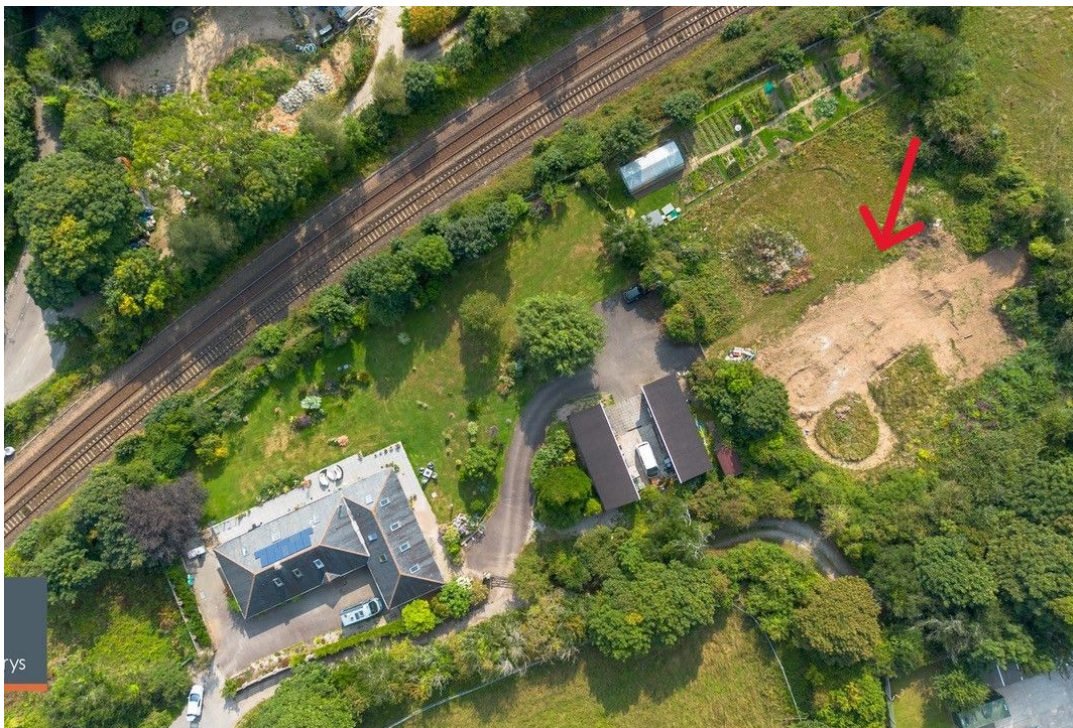
This gently sloping site extends to circa 0.7 acres and is accessed via a single track from Lower Hugus Road running adjacent to the property known as Carwellyn.

N.B. Access to the site is strictly by prior appointment only.

Prospective buyers are strongly encouraged to review the details and familiarise themselves with any associated conditions which can be accessed via the Cornwall Council Planning Portal using reference: PA22/09553.







### Information

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information particularly relating to boundaries, tenure, planning, covenants, and other legal matters be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

### Material Information

Tenure : Freehold

Council Tax Band : N/A – Will Be Confirmed When Built (Source : Cornwall Council Tax Band Checker)

We are not aware that any utilities are connected to the site, this will be for the buyer to determine. The buyer must investigate further the drainage, water and electricity supplies and what is required for the development.

EPC: N/A

Broadband: N/A (Source Ofcom Broadband Checker)

For further material information, please see the relevant section(s) provided by this website.

### ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

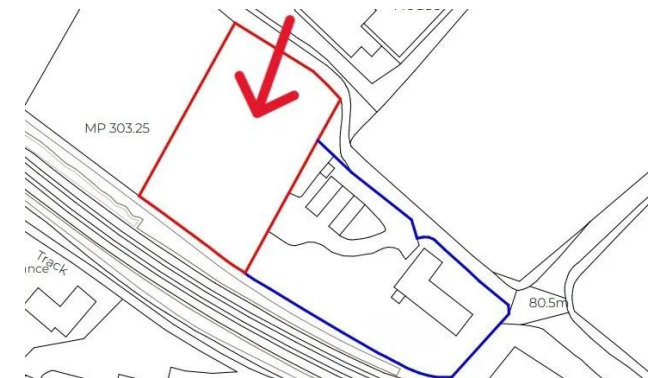
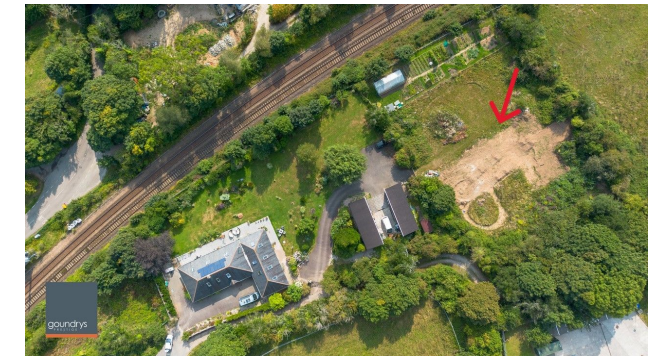
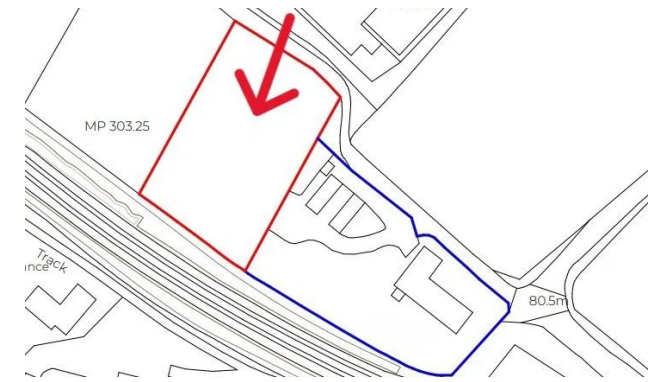
It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

### PROOF OF FINANCE – Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.







## Truro Sales

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