

LAMORRICK DEVELOPMENT



3



2



1

Lamorrick, PL30 5HB

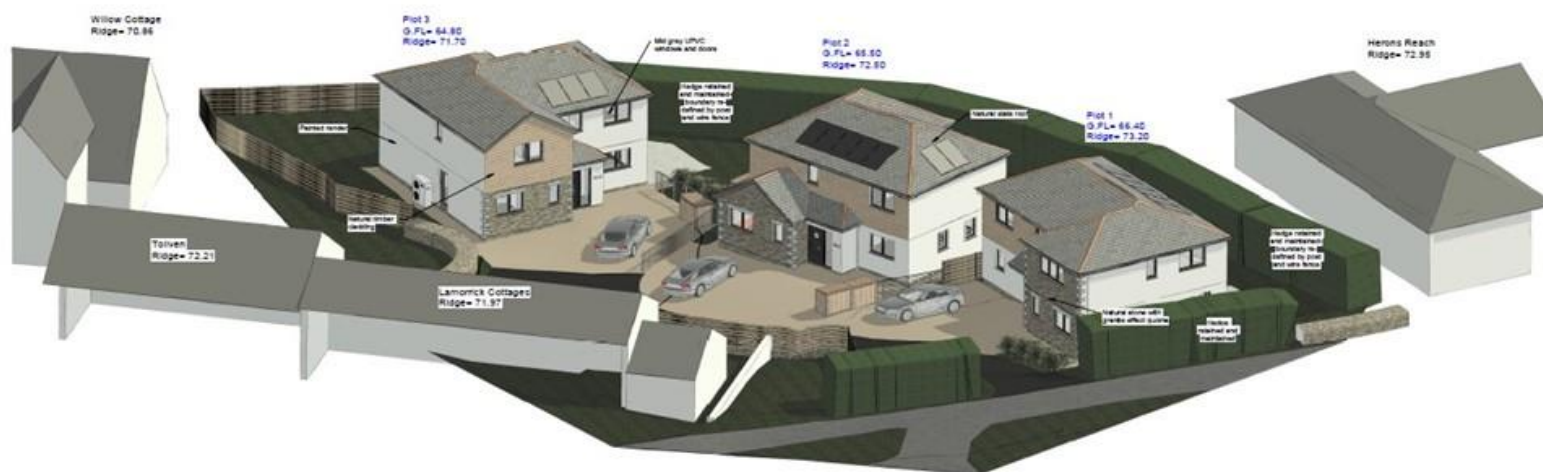
£625,000



£625,000



① Section 1
1:100



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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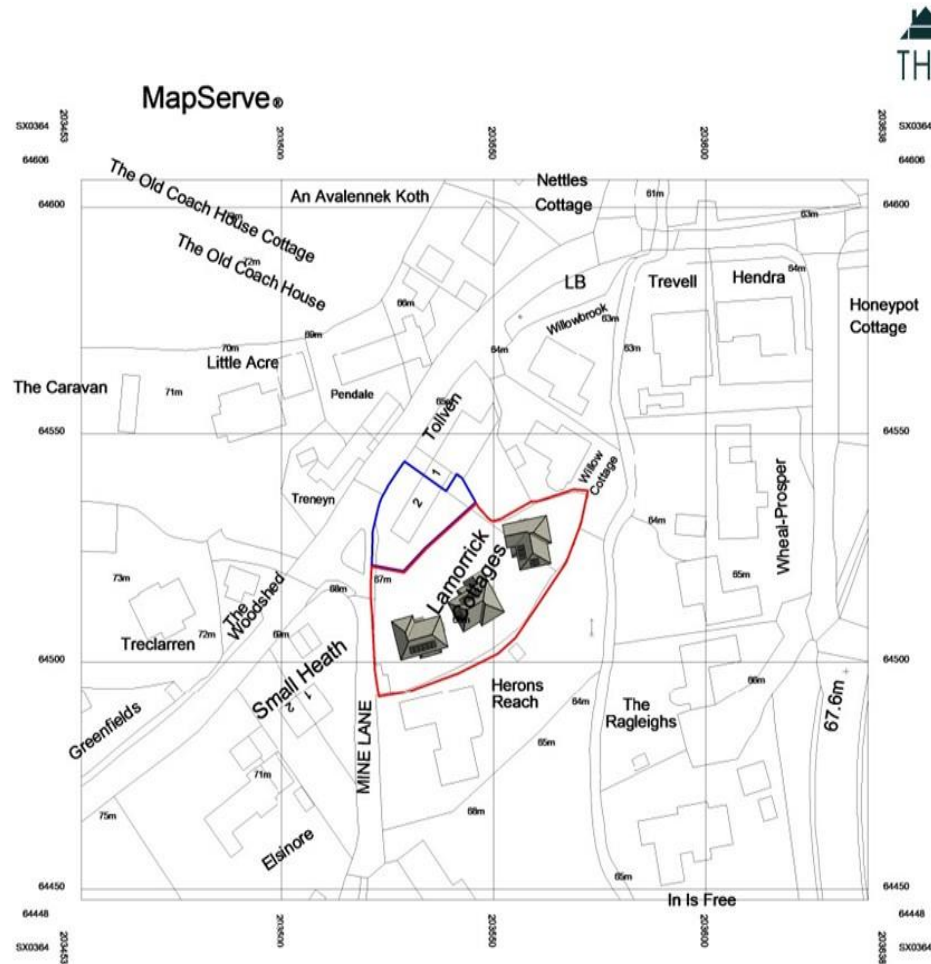


You have arrived at a once in a life time property opportunity that can't be missed. If you are interested in making a fantastic return on your investments, then please read on.

You have the opportunity to acquire three plots in central Cornwall with planning permission in the final stages, as well as a three bed Cornish Cottage for a limited time price of £625,000. The cottage will have an estimated Value of £325,000 after construction of the plots, with each plot being priced at £100,000 each leaving vast margins for profit. The estimated value of each development plot will be in the region of £600,000 per property, depending on finish.

With a guide estimated credit value substantially below market value this really appeals to a developer or builder looking for a good return on their investment. Once the final stages of planning have been confirmed and full planning approved the property price will be revalued significantly over current asking price, so offers are encouraged.

The charming, traditional Cornish cottage brims with character and offers a variety of inviting spaces. On the ground floor, a welcoming dining room sets the tone, complemented by a convenient downstairs cloakroom/utility and a spacious kitchen. At the heart of the home lies a cosy lounge with classic appeal, enhanced by a log burner that fills the space with warmth and light, creating a delightful ambiance. Upstairs, the property features three generously sized bedrooms, including a master suite beautifully complemented by an ensuite. A good-sized bathroom across the hall offers further potential for enhancement. With its proposed separate entrance and private driveway, this cottage provides both privacy and versatility, presenting an excellent opportunity to transform it into a spacious and enchanting family home.



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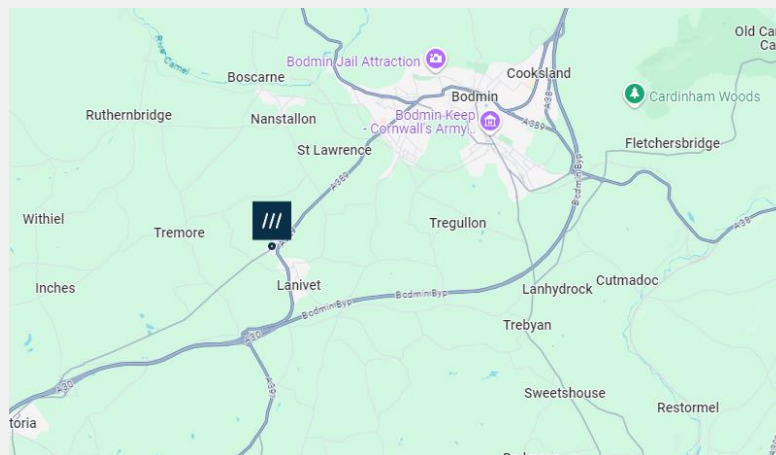
KEY FEATURES:

- Three plots available
- Character cottage with three large doubles
- Potential to be made into a lovely family home
- Outline planning
- Fantastic return on investments
- Estimated credit value substantially below market value
- Planning permission in the final stages
- Central Cornwall location
- Rural village lifestyle
- Separate access for the cottage and development properties

Local Authority: Cornwall Council

Council Band: C

Tenure: Freehold



What3words: ///swift.saga.skidding



SERVICES:

Heating – Oil Fired Central Heating

Water – Mains

Drainage – Mains

SCHOOLS:

Lanivet Primary School

Nanstallon Primary School

Bodmin College

Callywith College

TRANSPORT LINKS:

- Nearby bus stops at hand
- Only a short drive to join the A30
- Bodmin Parkway

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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