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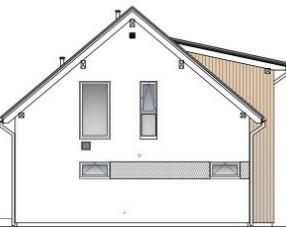


Land to the North-West Of
Levant Engine House, Trewellard,
St Just, Cornwall, TR19 7SR

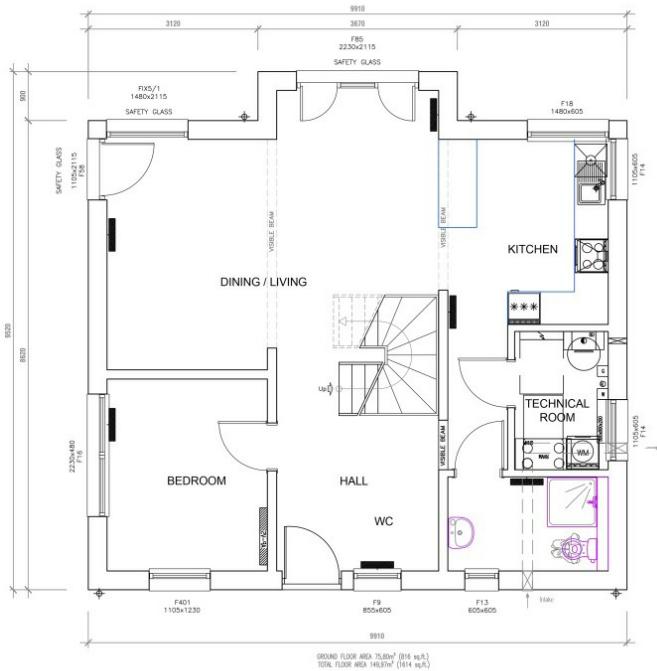




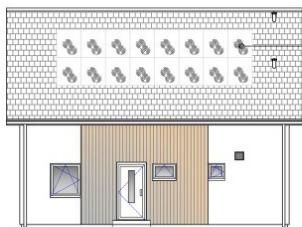
NORTH WEST (FRONT) ELEVATION



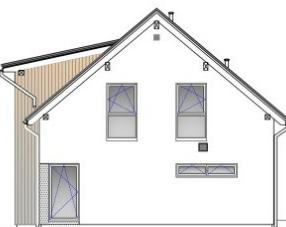
NORTH EAST (SIDE) ELEVATION



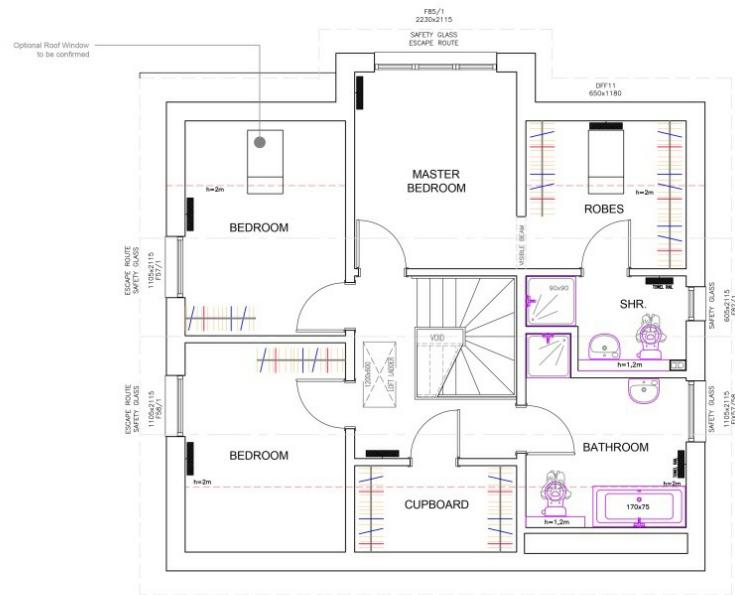
GROUND FLOOR PLAN



SOUTH EAST (REAR) ELEVATION



SOUTH WEST (SIDE) ELEVATION



FIRST FLOOR PLAN





LAND TO THE NORTH-WEST OF EAST LEVANT ENGINE HOUSE, TREWELLARD, ST JUST, CORNWALL, TR19 7SR

£150,000 FREEHOLD

*** LOVELY SEA VIEWS ***

*** PLOT WITH DETAILED PLANNING PERMISSION FOR A 3/4 BEDROOM DETACHED HOUSE ***

*** OFFERING: LOUNGE/DINING ROOM * KITCHEN ***

*** BEDROOM FOUR TO THE GROUND FLOOR * TECH ROOM * CLOAKROOM ***

*** THREE BEDROOMS TO FIRST FLOOR * DRESSING ROOM * TWO BATHROOMS ***

*** GOOD SIZE PLOT WITH AMPLE PARKING AND GARDEN AREA ***

*** CONVENIENTLY PLACED FOR LOCAL AMENITIES ***

*** ACCESS TO THE CORNISH COASTAL PATH ***

*** CIL CHARGE £15,751.57 * COUNCIL TAX BAND = TBC ***

Lovely sea views over surrounding countryside and beyond from this building plot with detailed planning permission for a three/four bedroom detached family home by Dan-Wood which are built to high energy efficiency and 'turn key' ready, with input from purchaser on the final internals, offering a good degree of privacy and with direct sea views, from the first floor. The site is centrally located on the outskirts of Trewellard, with further option of a nearby paddock of approximately 1 acre, available by separate negotiation. The site is conveniently positioned, close to most local amenities. Due to the high demand for properties such as this we recommend an early appointment. Planning REF: PA20/00878 agreed on appeal. There is a CIL charge £15,751.57

PROPOSED ACCOMMODATION:

ENTRANCE HALL:

LIVING ROOM/DINING ROOM: Opening into:

KITCHEN:

BEDROOM FOUR/STUDY:

SHOWER ROOM:

TECH ROOM:

Central staircase to:

FIRST FLOOR LANDING:

MAIN BEDROOM:

DRESSING ROOM:

EN SUITE:

BEDROOM TWO:

BEDROOM THREE:

FAMILY BATHROOM:

OUTSIDE: Gardens surround with ample parking and turning area.

NB: This layout can be altered internally, subject to any necessary planning permission, a small lane will be formed at the bottom of the plot which will be retained for access to the adjoining field. There is a CIL charge of £15,751.57.

SERVICES: Close by. A new septic tank will have to be installed.

DIRECTIONS: Via "What3Words" app: //definite.armful.myths

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. 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: 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.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778