



Proposed West Elevation
1:100



MAP estate agents
Putting your home on the map

**Plot adjacent to Chota,
West Tolgus, Redruth, TR15 3TN**

**£320,000
Freehold**



Description

Occupying a favoured position at the end of a no through road and bordering fields and woodland, this is a rare opportunity to acquire a generous building plot with an outline consent for an individual architect designed property.

The original consent (PA19/04911) from October 2019 has now been supplemented by reserved matters approval passed in March 2023 (PA22/07320) for a substantial four bedroom house, two bedrooms of which have en-suites and the property is designed to maximise on the rural outlook.

Full details will be found on the Cornwall Council Planning Portal. Whilst the plot enjoys an enviable outlook over fields and woodland, it is within easy reach of Illogan and Redruth together with the A30 trunk road.

Location

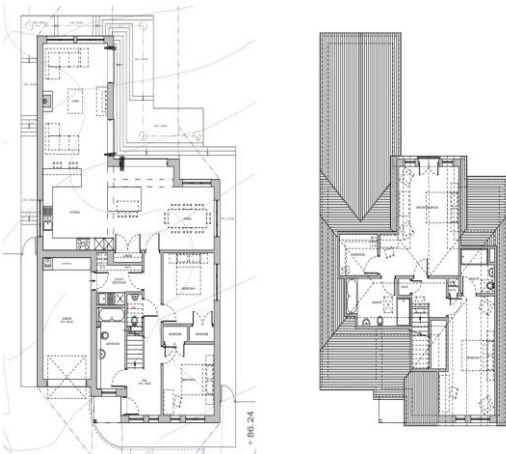
Although tucked away from passing traffic and enjoying a rural outlook, the plot is not far from major towns and transport links. Redruth, the nearest major town, gives access to a mainline Railway Station with direct links to London Paddington and the north of the country and the A30 is within a short distance. Truro is a some twelve miles away and the university town of Falmouth on the south coast is within thirteen miles. Portreath on the north coast is only two and a half miles distant.

AGENT'S NOTE

It may be prudent to park at the entrance to the service lane around the corner as access at the bottom is restricted for turning at the present time.

DIRECTIONS

From Redruth Railway Station, proceed down the hill bearing right at the first set of traffic lights, at the next set of traffic lights turn right and then at the next set of traffic lights turn left into West End. Carry straight across at a mini-roundabout and at Barncoose roundabout take the first exit into Barncoose Terrace, after passing a petrol station on your right hand side take the second turning right into Chariot Road and then continue into Broad Lane passing over the main A30, take the next right towards West Tolgus and after the road bears sharply left carry on straight ahead and where the road bears sharp left again, carry straight across into an unmade service road where the plot will be found at the far end on the right hand side. If using What3words:- furniture.cutback.describes



MAP's top reasons to view this home

- Individual building plot
- Architect designed house
- Four bedrooms (two with en-suites)
- Designed to maximise on rural outlook
- Situated at end of a 'no through road'
- Planning reference PA19/04911 & PA22/07320
- Sought after location
- Bordering fields and woodland
- Major road and rail links nearby
- Rare opportunity, highly recommended

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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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