



**Development site for three units,
Aga House, Scorrier Road, Redruth,
TR16 5AA**

MAP estate agents
Putting your home on the map

£240,000 Freehold



Description

An exciting opportunity aimed at the smaller builder/developer to acquire a site for three properties, with the benefit of outline planning consent. The proposed scheme is part of a larger development of nine units and subject to availability it may well be possible to acquire further units as required. The planned site has terrace of three dwellings and forms part of a brown field site of approximately a quarter of an acre. The development proposed requires a Community Infrastructure Levy (CIL) which has been discharged by our vendor. Full details of the proposed development for all nine units can be found on Cornwall Council Planning portal reference PA21/10689.

Situated on the Truro side of Redruth, local shopping facilities are available nearby at Mount Ambrose and there is schooling for younger children at Treleigh with Redruth Senior School being within a mile. The town of Redruth offers an eclectic mix of both local and national shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and the A30 trunk road can be accessed within three quarters of a mile. Truro, which is the administrative and cultural centre of Cornwall is within nine miles and the south coast university town of Falmouth is within eleven miles.

AGENTS NOTE

Please be aware that the property on the site has mains water, mains gas and mains electric connected and there is private drainage at present using a septic tank. All mains services are believed to be in the road outside although this will need to be checked by any potential purchaser.

DIRECTIONS

From Avers roundabout in Redruth, take the A3047 heading towards Scorrier and after passing the Treleigh Arms on your right hand side carry on along the road, crossing over the railway line and at the next mini-roundabout take the first exit left and the development site will be identified on the right hand side by our 'For Sale' board. If using What3words:- insect.rudder.clinking



MAP's top reasons to view this home

- Brownfield development site
- Three units
- Community Infrastructure Levy (CIL) discharged
- Located on the Truro side of Redruth
- All open market units
- Potential to acquire further units subject to availability
- Good road links to Truro and A30
- Ideal for developer/builder



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sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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