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Putting your home on the map

**Langweath Lodge Development Site,  
Old Falmouth Road, Truro, Cornwall, TR1 2HN**

**£825,000**  
**Freehold**







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### Property Introduction

An increasingly rare opportunity to purchase a versatile development currently for six building plots on the existing site of Langweath Lodge, just off Arch Hill on The Old Falmouth Road in Truro.

Situated in an elevated position the site is believed to be in the region of a third of an acre and represents an ideal prospect for development.

Planning Number PA24/00196 and PA20/04610.

### Location

Positioned within walking distance of Truro and just off the A39.

Nearby places of interest include Treliassick Gardens, with its impressive house and gardens and its beautiful woodland walks, taking you through Carrick Roads being popular for sailing and other water sports especially at Loe beach.

The maritime town of Falmouth lies approximately fifteen miles distant being home to the Maritime Museum and an array of popular restaurants on Events Square.

Truro is the commercial centre for Cornwall and offers a good range of well known high street multiples as well as independent traders making it a popular destination for tourists looking to soak up the Georgian architecture being rivalled only by Bath in the West. Its attractive cobbled streets meander through the city taking you to the three spired cathedral which was completed in 1910.

The Piazza is a popular meeting place and is home to the Hall for Cornwall with fine municipal gardens such as Boscawen Park and Victoria Gardens located nearby. There

are highly respected schools and excellent infrastructure in Truro and the city is served by a mainline Railway Station linking to London Paddington, Bristol, Scotland and other national network city links.

The newly open A30 extension provides excellent road links both within the county and leading out of the county with Newquay Airport also being some eighteen miles distant.

### SERVICES

Services connected are mains water, mains gas and mains electricity. At present the current property has a private septic tank. We understand mains drainage is available to the front of the property.

### DIRECTIONS

Proceeding out of Truro to the Arch Hill roundabout take the A39 Falmouth Road taking the first turning on the left hand side which leads into Old Falmouth Road where the property is located on the left hand side. If using What3 words:- vivid.refers.divide







## MAP's top reasons to view this home

- Building plot with outline planning for six dwellings with matters reserved
- Planning number PA24/00196
- Located on outskirts of the city
- Elevated position with some countryside views
- Ideally situated for access to A39
- Unique opportunity for development



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