
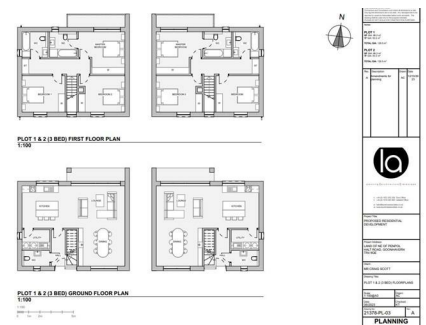


camel H O M E S



PLOT 3 WEST ENTRANCE VIEW

Title			
Description			
Plot	Description	Date	Sub-
A	Remainder for planning	AC	12.10.23
			
Project Title PROPOSED RESIDENTIAL DEVELOPMENT			
Project Address LAND OF NE OF PENPOL HALT ROAD, GOONHAVERN TR4 9QE			
Client MR CRAIG SCOTT			
Drawing Title PLOT 3 (4 BED) VISUALISATION			
Scale	As Shown	Author	
Date	10/02/23	Checked	
Project No	21378-PL-16	Plot	A
PLANNING			



Development Plot to the rear of Penpol, Halt Road,
Goonhavern, TR4 9QE

O.I.R.O £1,000,000

A unique opportunity to purchase a development plot with planning permission for 5 contemporary family homes. PA23/04904

The Development

With planning permission granted to build five contemporary family homes This is an exciting opportunity for anyone looking for prime development land, situated in the charming village of Goonhavern, this exceptional 1-acre parcel of land presents a rare and lucrative opportunity for developers and investors alike.

With full planning permission granted for the construction of five contemporary family homes, comprising, 3x four bedroomed and 2x three bedroomed detached homes, this development promises to be a highly sought-after addition to the local housing market.

Full plans, floorplans, and planning approvals can be found at the Cornwall Council planning website, by entering the planning applicant number, PA23/04904.

Please contact Comal Homes for viewing arrangements.

Directions

Sat Nav: TR4 9QE

What3words: ///bicker.bongo.shelving

For Further Help and to arrange a viewing, please contact Camel Homes.

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

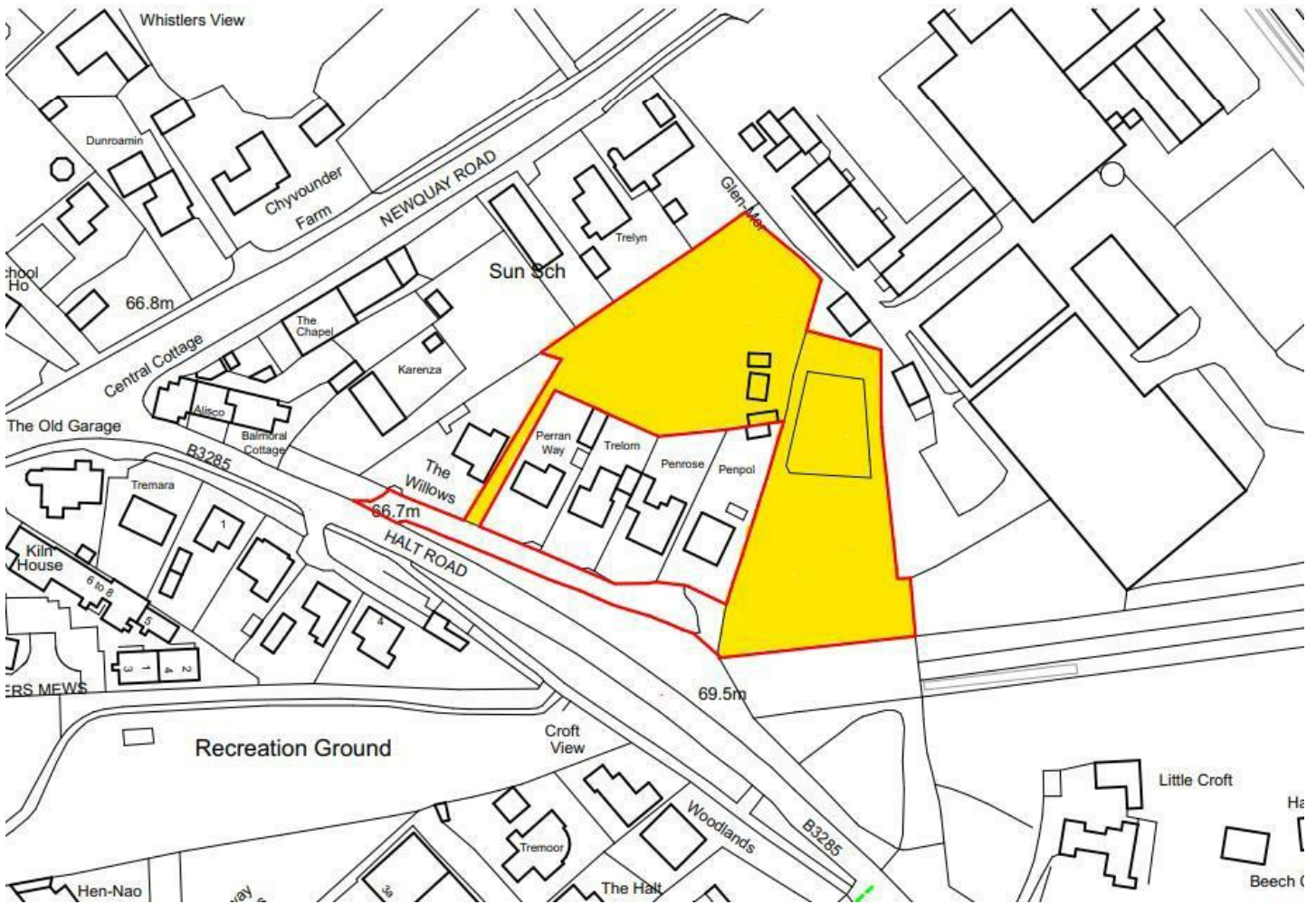
PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

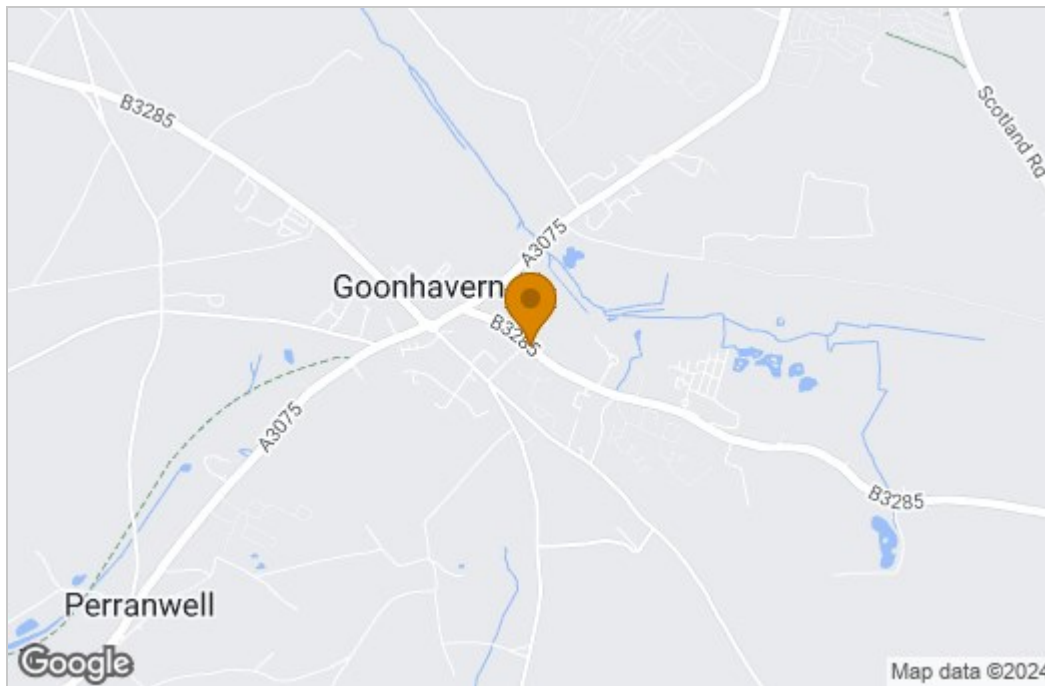
DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.