

FOR SALE - APPROX 414.35sqm

LAND AT HENDRA PRAZEY, ST DENNIS, ST AUSTELL, CORNWALL, PL26 8DZ

TO BE SOLD BY PRIVATE TREATY - GUIDE PRICE £50,000

PLOT DESCRIPTION

- Offers invited for the Freehold of amenity ground with frontage onto Hendra Prazey Road.
- Comprises water source in the mid-western boundary separated with a gate.
- Potential for redevelopment subject to planning consent.

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Land at Hendra Prazey, St Dennis, St Austell, Cornwall

Situation

The land is located on Hendra Prazey Road, St Dennis and currently forms as amenity area between residential properties

Description

The land comprises mown grass and also has evidence of a previous natural water supply. The land may suit other uses subject to grant of planning consent which we be solely down to the purchaser.

Tenure and Possession

The land is sold freehold with vacant possession on completion.

What 3 Words

///reduce.organs.remission

Wayleaves/Easements/Rights of Way

There are no known public or private rights of way.

Services

The land is serviced by stream water

Overage/Uplift

The land is sold unencumbered of any uplift clause and without ongoing restriction from the vendor

Local Authorities

Cornwall Council, County Hall, Treyew Road, Truro, TR1 3BJ Tel 0300 1234 100

Viewing

Strictly by prior arrangement with the sole agents, Edward Buckland Ltd - 01872 306090.

Particulars and Plan

The attached plans are not to scale and are for the purpose of identification only. Although believed to be correct the accuracy of the plans is in no way guaranteed nor does it form part of any contract.

Method of sale

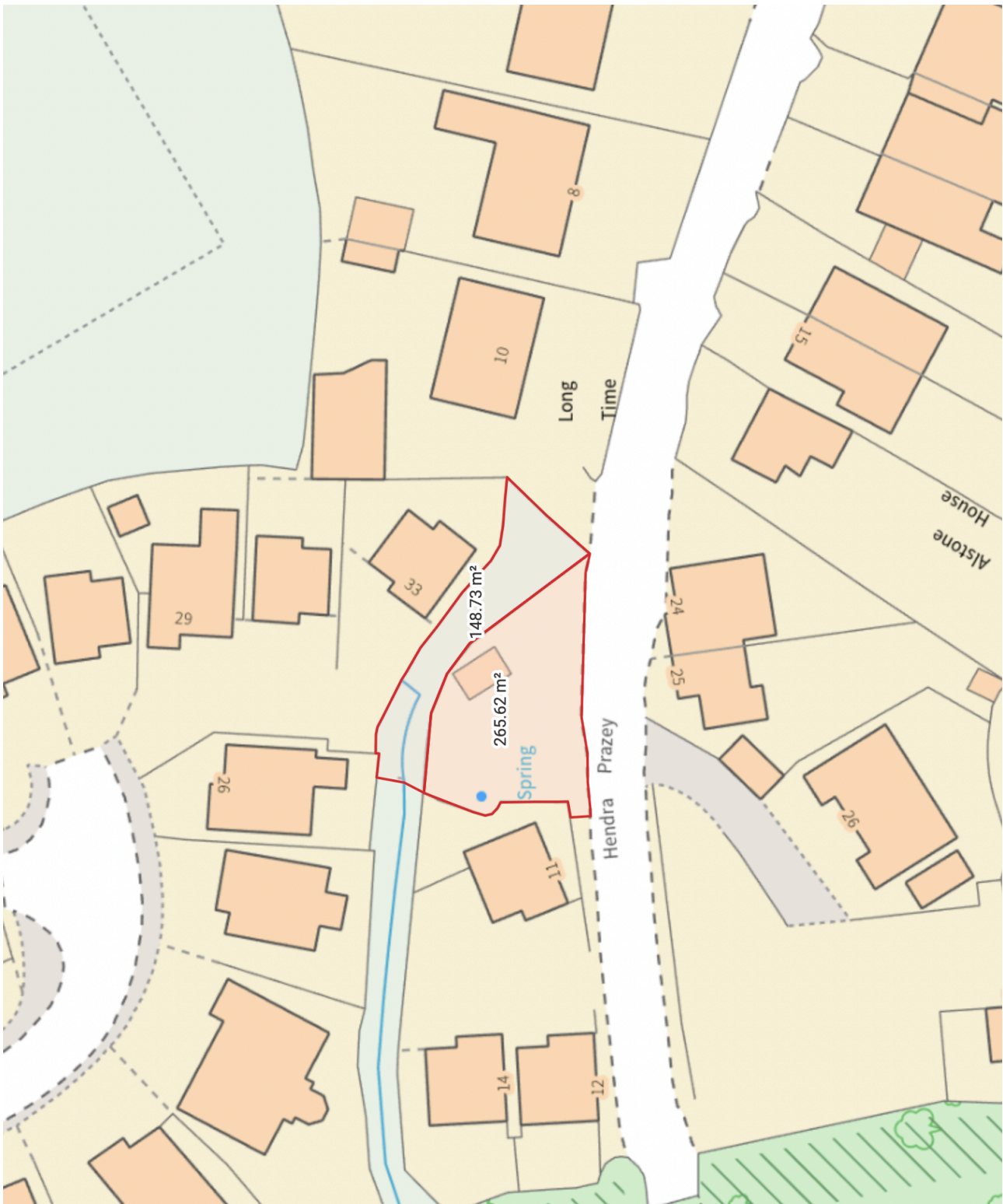
The land is offered for sale by private treaty and is available as a whole.



Agents note: Edward Buckland Ltd for themselves and for the vendor(s) or lessor(s) of the property give notice:

1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mid-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
2. Any intending purchaser or tenant must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection.
4. None of the services or appliances, plumbing, heating or electrical installations have been tested by the agent.
5. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

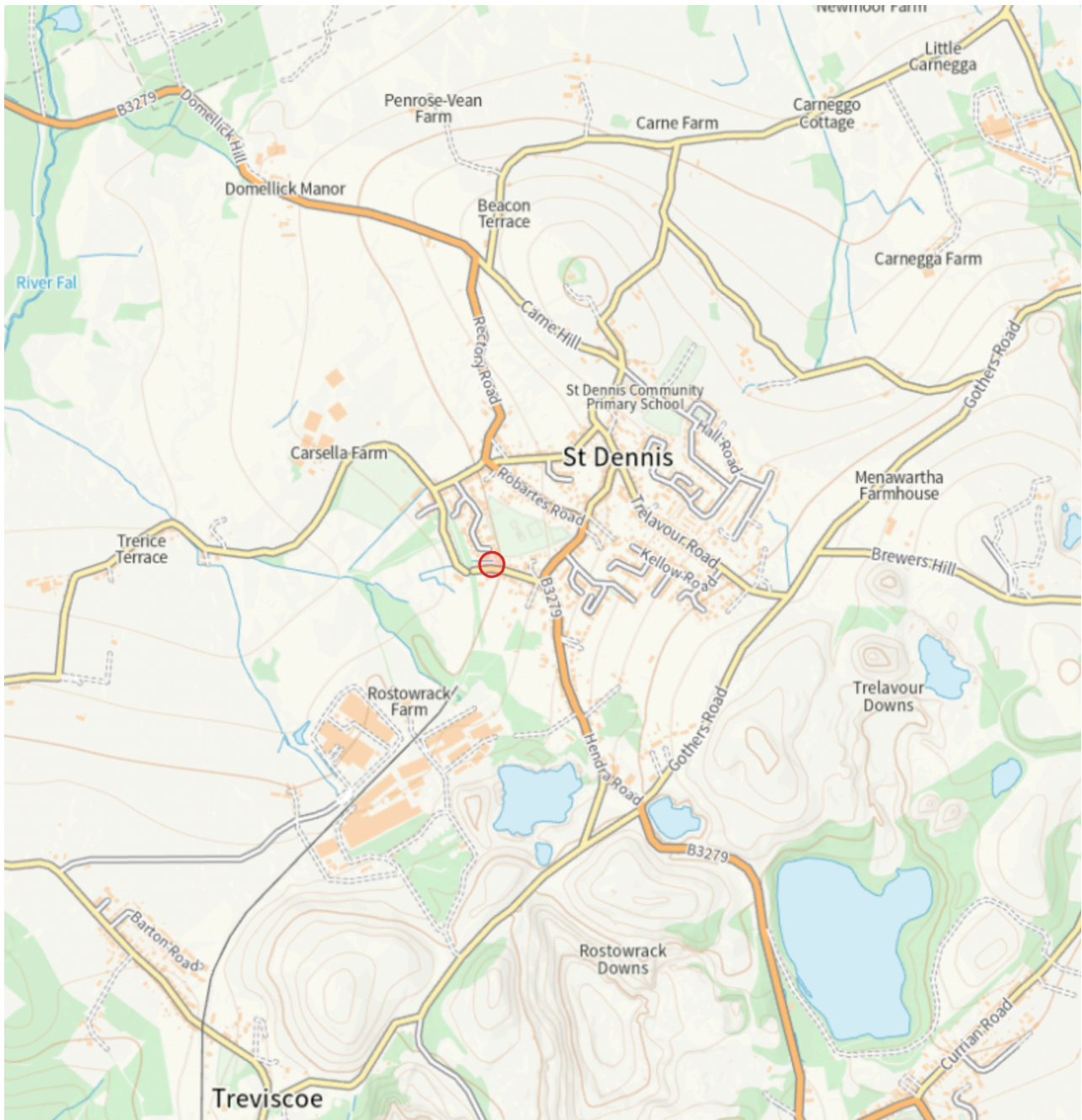
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