



BUILDING PLOT LOWER MOLINNIS, BUGLE PL26 8QS

**BUILDING PLOT WITH PERMISSION FOR A
2 BEDROOM DETACHED HOUSE**

A superb opportunity to purchase an individual building plot in the hamlet of Molinnis. Permission has been granted for the erection of a two-storey 2 bedroom house with parking and garden.

**Viewing Recommended
£70,000**

ABOUT THE LOCATION

Bugle is a traditional village offering good day-to-day shopping facilities including convenience store, Co-op, Methodist church, hairdressers, fish and chip shop, village hall, pub and branch railway line. The plot is located in the hamlet of Molinnis, just east of the village and is situated in a tucked away position with older style properties nearby. The plot is attractively positioned with an approach road with nearby trees, greenery and open. The location provides convenient access to the A30 and is within easy reach of the Eden Project. The market town of St Austell is just four miles distant and offers comprehensive amenities including mainline railway station to London Paddington, Leisure Centre, Library, Cinema, Bowling Alley and a range of public houses.

PLANNING

The Planning Application No PA23/07579 is available to view online at the Cornwall Council Online Planning Register <https://planning.cornwall.gov.uk/online-applications/>. Permission has been granted for the erection of a detached 2 bedroom house.

SITE AREA

215 square metres.

PROPERTY DESIGN

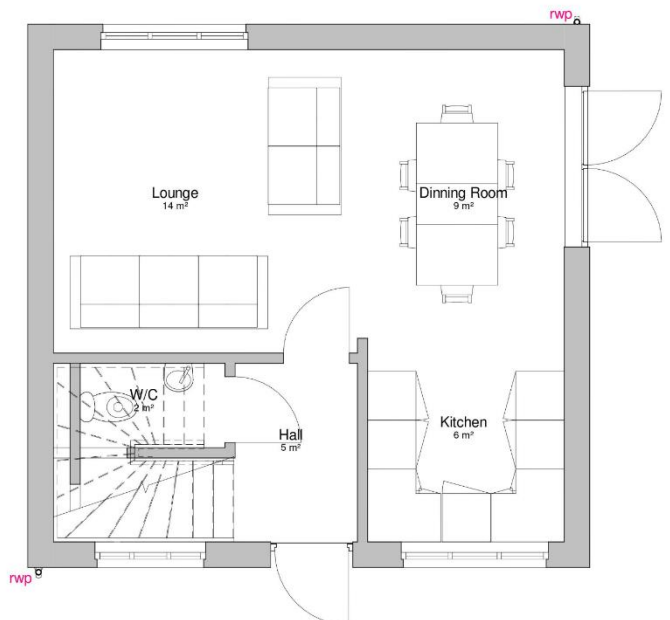
The property design comprises: entrance hall with turned stairs and cloakroom, open plan living accommodation comprising lounge, dining area and kitchen. To the first floor there is a first floor landing with generous double cupboard, 2 bedrooms and bathroom. Externally there is parking and a garden.

SERVICES

Purchasers should make their own enquiries with utility companies.

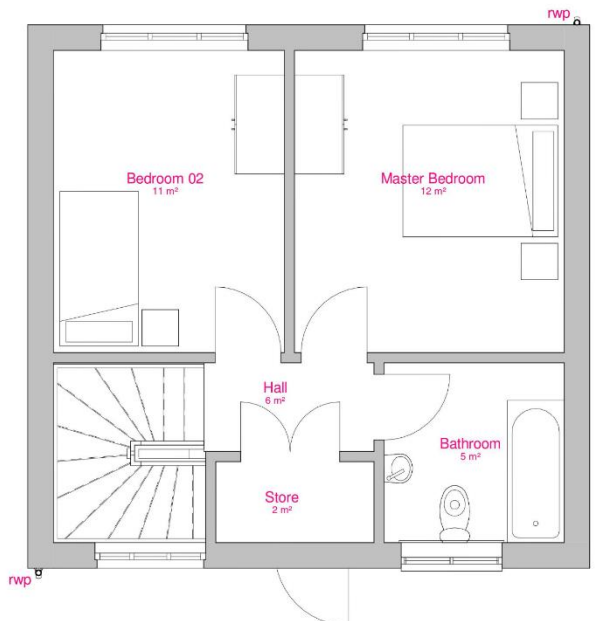
VIEWING

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this land, or require any further information, please contact the office on 01726 73483.



Proposed Ground Floor plan

1 : 50



Proposed First Floor Plan

1 : 50

St Austell

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Liskeard

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