

Building Plot Adjacent to Ivy Cottage, Whitehall, Scorrier, Redruth TR16 5BB



Building plot approx. 0.42 acres | Adjoining paddock approx. 0.54 acres
Planning Consent for detached dwelling | Excellent central location

A plot of almost 1 acre with planning consent to convert and extend the existing shed to form a detached dwelling and installation of a septic tank, together with a useful paddock.

Guide Price: £175,000 Freehold

01872 272722

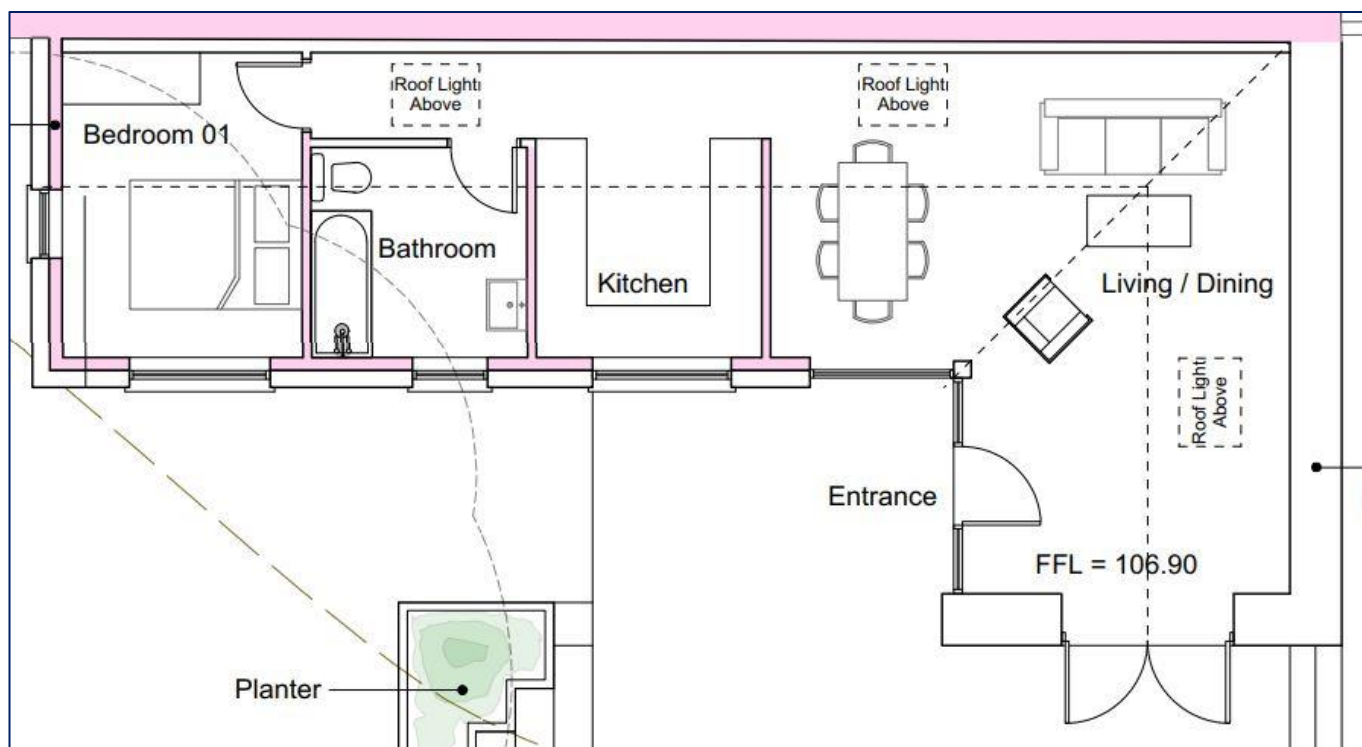
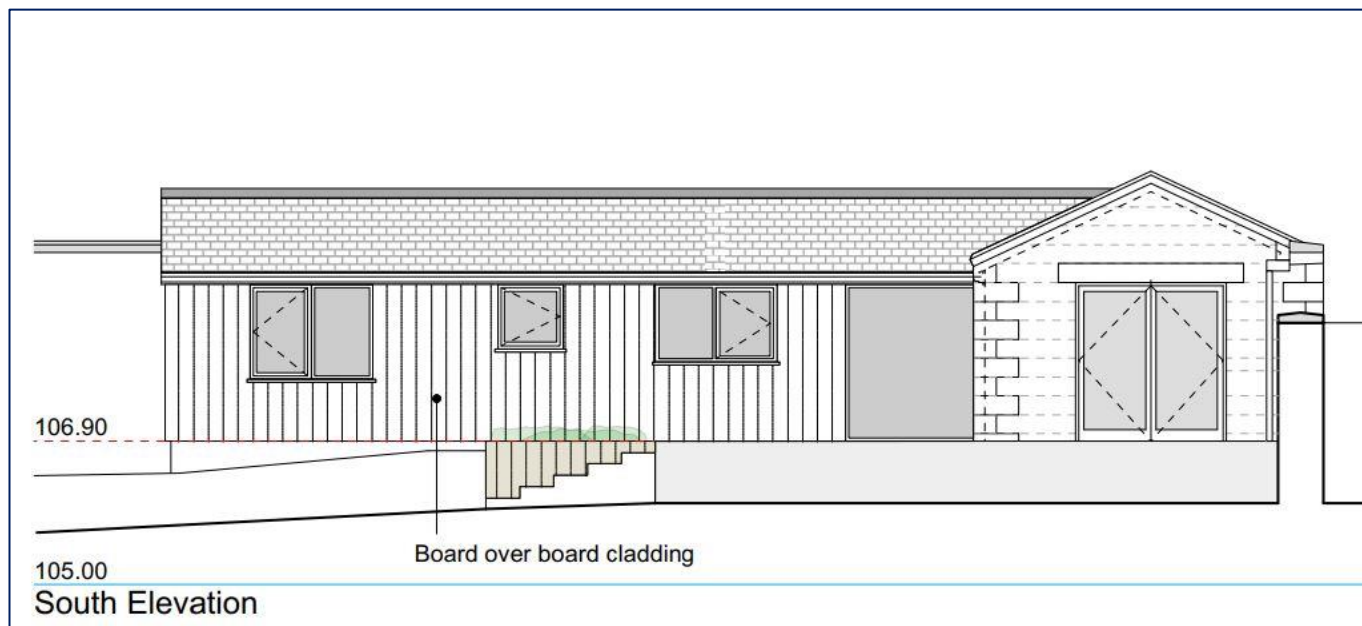
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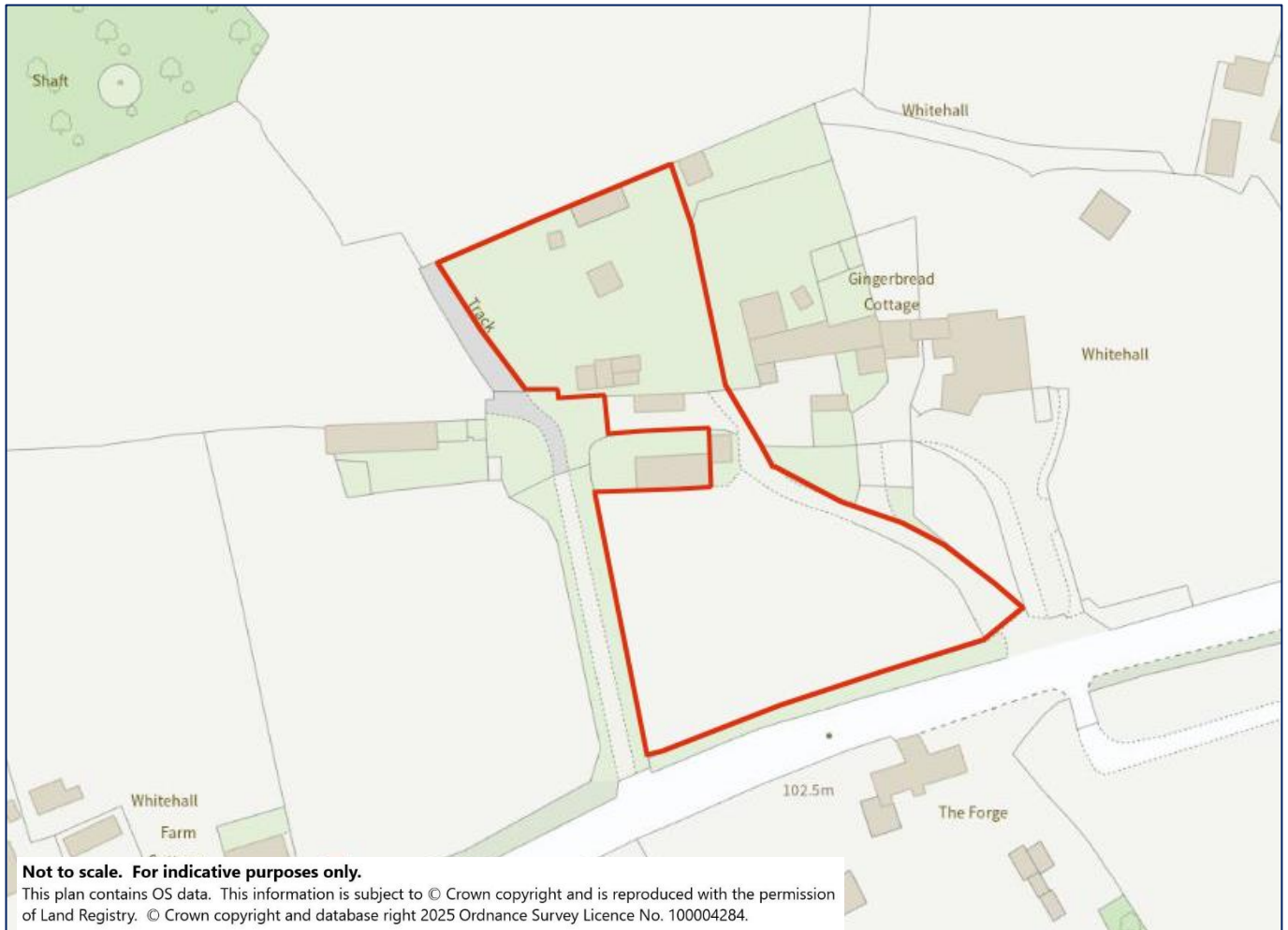
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

This site of almost 1 acre comprises of a detached block built shed with planning consent conversion and extending to create a single dwelling. Planning consent was granted in June 2022 under application PA22/01877. Located within the site are a variety of garden sheds and storage, together with a static caravan which would be ideal for use a playroom/garden room. The site is set well back from the nearby road, behind a paddock of approximately ½ an acre alongside.

Agent's Note: At the time of receiving instructions to market the Building Plot Adjacent to Ivy Cottage, we are awaiting confirmation of the planning status of the static caravan. An Enforcement Notice was served in 2016 but the Local Authority Search does not elaborate. There is no planning consent for it.





CIL Payment: There is a £2,119.37 CIL liability, registered 07/06/2022.

Services: Whilst there is planning consent for a new septic tank, we are told that the caravan is currently connected to a septic tank in the paddock, which is shared with Ivy Cottage and Gingerbread Cottage, but this has not been confirmed. Mains electricity seems to be connected to the caravan which has its own meter. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The village of Scorrier is located to the west of Truro on the County's main arterial route, the A30. The property can be found on the Truro side of Scorrier between Scorrier and Chacewater, making it an ideal central location for access to the facilities of Chacewater, Redruth, Camborne and of course Truro. The coast at Portreath and St Agnes is within a 15 minute drive, or alternatively on foot or cycle using the network of off-road trails for which the area is so popular.



Viewing: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: Leave the A30 at the Scorrier junction and proceed toward Redruth. Turn left just before the caravan sale centre and continue past the Crossroads Motel on the right hand side. Upon reaching the crossroads at the end of this road, turn left onto the A3047 toward Truro. The property for sale will be found a short way along on the left hand side identified by a Lodge & Thomas for sale board.

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