

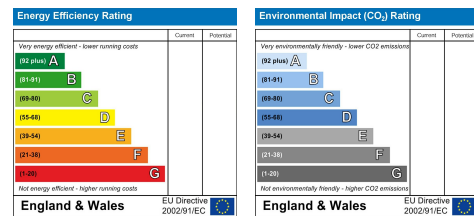
FORE STREET, GRAMPOND



KEY FEATURES

- 0.13 of an acre
- Level Site
- Excellent Opportunity
- Drainage Connected
- Hedge Boundaries
- Central Village Location
- Planning Permission Lapsed
- Vacant Possession
- Good Access
- Attractive Design

ENERGY PERFORMANCE RATING



CONTACT US

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(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



ORCHARD PLOT FORE STREET, GRAMPOND, TRURO, TR2 4RS

INDIVIDUAL BUILDING PLOT

Tucked away in a quiet position just off the centre of the village and enclosed behind mature hedge boundaries giving a good degree of privacy. Former planning consent (now lapsed and needs to be renewed) for an interesting and attractive detached house.

GUIDE PRICE £150,000

GENERAL COMMENTS

A very rare and exciting opportunity to purchase a plot of land which once had detailed planning consent for the erection of a most attractive detached dwelling. The location is extremely pleasant being within a favoured village setting set well back from the road within natural hedge boundaries and therefore very private. Any new owner may wish to apply for new planning under a different design and naturally all planning applications will need to be undertaken via Cornwall Council Planning Department to obtain the necessary planning consents and approvals.

The former proposed design of the dwelling is with a mixture of natural stone and timber exterior underneath a natural slate roof and the glazed link into the kitchen with full height ceiling is a real feature.

The accommodation is well laid out over two floors and includes kitchen/dining room, sitting room, study, day room, conservatory, three bedrooms (master with ensuite), bathroom and cloakroom. We understand that drainage for the site has been connected to the mains and although we understand that other services are close by, any interested parties will have to make their own enquiries. The building plot is located at the rear of Vercoe Cottage and access is via the Dolphin Pub car park in the centre of the popular village of Grampound which is a thriving community.

Village facilities include primary school, shop and post office, public house, doctors surgery, village hall and chinese restaurant. A regular bus service connects Truro to St. Austell where there are wider facilities.

PREVIOUS PLANNING

Permission was granted by Restormel Borough Council on the 1st of October 2008 (application Ref. No. 08/01/435). PLEASE NOTE THIS PERMISSION HAS LAPSED.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

SERVICES

We understand the drainage has been connected to the mains. Other services will need to be identified by potential purchasers.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

Proceed into Grampound from the Truro direction and turn left into the Dolphin Inn car park. Proceed towards the end of the car park and the building plot is located on the left hand side.

