



## Land adjoining 28 Old Well Gardens, Penryn, TR10 9LF

A plot of land for sale  
Planning Permission to build detached residence  
Approximately 401 metre square plot  
Favoured residential location  
Three bedroom with master en-suite  
Modern open plan living  
Rarity in today's market  
Contemporary design  
Early enquiries recommended  
Planning Ref: PA17/02767



**Guide £170,000**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK6004



Early enquiries highly recommended due to a lack of good quality plots available in the current market place.

**Planning Reference Number PA17/02767** – All plans area available to view on Cornwall Council website. Plot measures approximately 401 metre square and is situated between Old Well Gardens, South View and Bohelland Way.

The area is convenient for the historic market town of Penryn with its range of amenities and facilities and is home to Falmouth University (Tremough Campus). There is also easy access by car and rail from Penryn to the harbourside town of Falmouth and cathedral city of Truro. The approved plans allow for the construction of a single detached residence with accommodation comprising; a large reception hallway, contemporary open plan living area with fitted kitchen, lounge, dining room, utility room and ground floor cloakroom. To the first floor there will be three bedrooms (master benefiting from a large dressing area and en-suite) along with a family bathroom/wc.

**As sole agents we would recommend early enquiries to avoid disappointment.**

#### ***DIRECTIONS:***

From our office proceed up Killigrew Street turning right into Brook Street then left into Kimberley Park Road. At the traffic lights turn right onto Dracaena Avenue and continue down Dracaena Avenue until you reach the roundabout by McDonalds. Continue to the next roundabout and continue straight ahead passing Ocean BMW on the right hand side. Continue to the traffic lights at Penryn Bridge and continue straight ahead into Commercial Road. From Commercial Road take the right hand turning to Mylor, passing St Gluvias Church on the right hand side. Take the next left hand turning and stay on this road which in turn becomes South View. Proceed to the top of South View and the access to the plot can be identified by our for sale board.

#### ***MONEY LAUNDERING***

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

