



## Land SSE Of Gwel An Eglos Bell Vean

Lanner, Redruth, TR16 6EX

**Guide price £95,000**



We are pleased to offer this building plot with detailed planning permission granted under Decision No. PA16/05233 for a detached dormer bungalow offering three bedrooms, a lounge/diner, kitchen, family bathroom and cloakroom. The property would also benefit from gardens and parking facilities.



Situated in a most popular location on the fringe of Lanner village, this presents an opportunity to acquire a good building plot bordering open plan and approached via a laneway.

Permission was granted under Decision No. PA16/05233 on the 20th September 2016. Work has commenced on the drainage thus nullifying the three year condition.

The plot is raised with an open aspect and has dimensions of 22m x 15m at the widest point narrowing to approximately 8m taken to the front of the boundary hedge (all measurements taken from plan). It borders onto a common use lane thus giving parking facilities. There is a design and access statement available for perusal.

We are informed that mains water and electricity are available where the lane joins the road. The vendor has created manholes and pipes ready for connection into his part of the mains sewer. Works have already been carried out by the installation of the sewage pipe.

The detailed permission allows for a family sized detached dormer bungalow with the upstairs taking full advantage of the views. To the ground floor there is a lounge/diner, a kitchen and study/third bedroom plus a cloakroom. To the first floor two further bedrooms are provided together with a bathroom.

The measurements of the footprint are 8.20m deep x 7.00m across. These measurements together with plot size measurements are taken from a plan and we feel accuracy is correct but cannot guarantee this.

Approached via parking facilities it will have good gardens to either side and is situated in what is locally considered to be a most popular area. Plots such as this do not often become available and an inspection is recommended.

We have a letter from Cornwall Council dated 13th September 2019 showing that certain discharge conditions have been applied with.

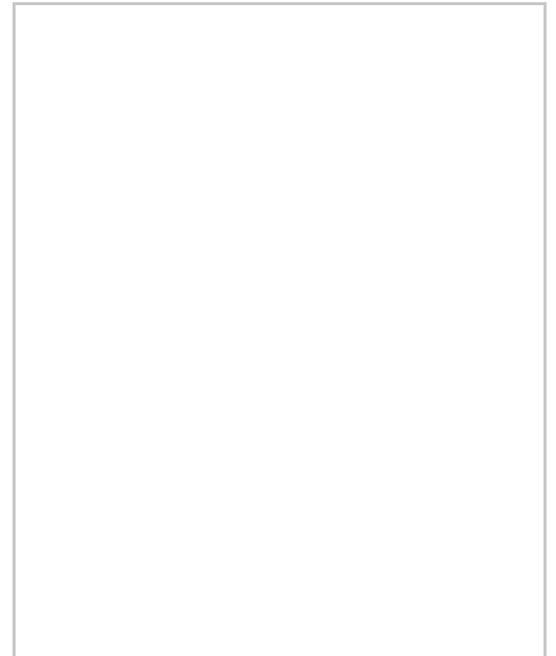
Should you wish to make an appointment, do please contact us and we can arrange for you to meet with ourselves and the vendor to answer any further questions you may have.

Tucked away near Lanner Church, it is within perhaps one hundred yards of Lanner Square together with shopping facilities, bus services and a public house. For those who enjoy country walks, the Redruth/Tresavean tramway is not far away and provides an excellent location for dog walking.

## Area Map



## Floor Plans



## Energy Efficiency Graph

