



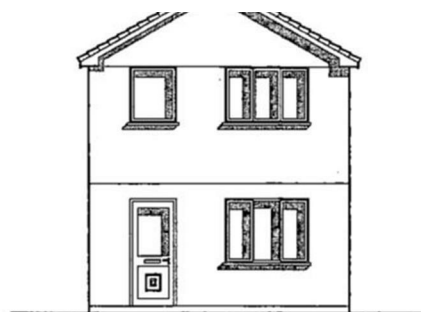
Building Plot Adjoining 24 Cardrew Close

Redruth, TR15 1HB

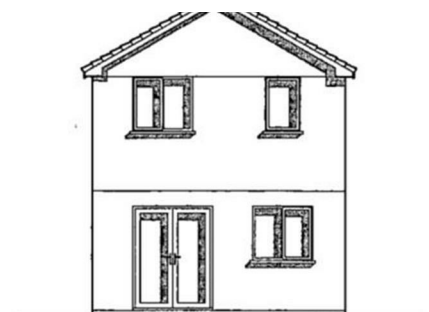
Guide price £75,000



Situated in a convenient location, this single building plot is offered for sale with conditional planning permission under Decision No. PA23/03912 for the construction of a detached house offering family sized living accommodation with the benefit of parking facilities.



North East Elevation



South West Elevation

This presents an opportunity to acquire a corner building plot with permission to build a detached dwelling. Cornwall Council granted permission under application PA23/03912 for the construction of a detached house and parking facilities. This was granted on 7th August 2023 and full details are available on the Cornwall Council website. We also have plans available showing the finished item.

The vendor informs us that services are available in the vicinity to include water, electricity, gas and drainage. We do ask that interested parties make their own enquiries to the relevant utilities. Please note, under any additional information, you will need to contact Cornwall Council regarding any Community Infrastructure Levy that may be payable. We would also draw your attention to the conditions attached to the application.

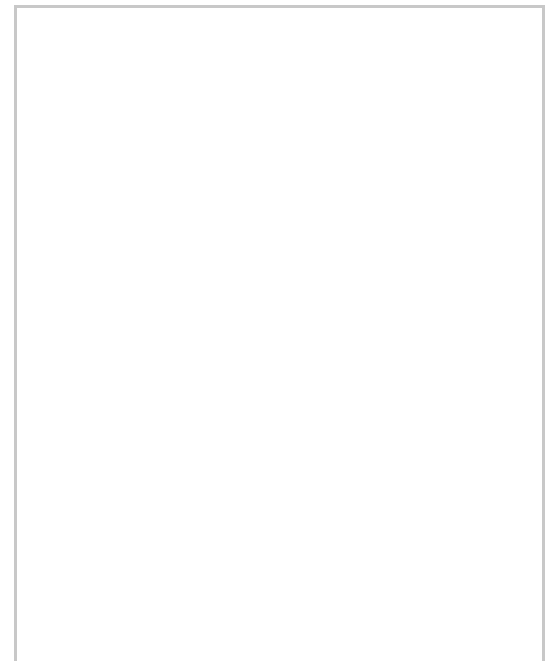
DIRECTIONS

Leave the A30 westbound at the first Redruth exit and take the third exit into Close Hill and towards the town. Take the first left into Harmony Close and the plot will be found at the end on the right hand side.

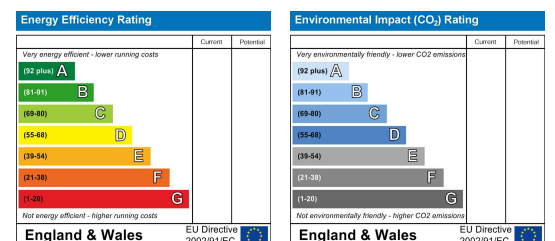
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.