

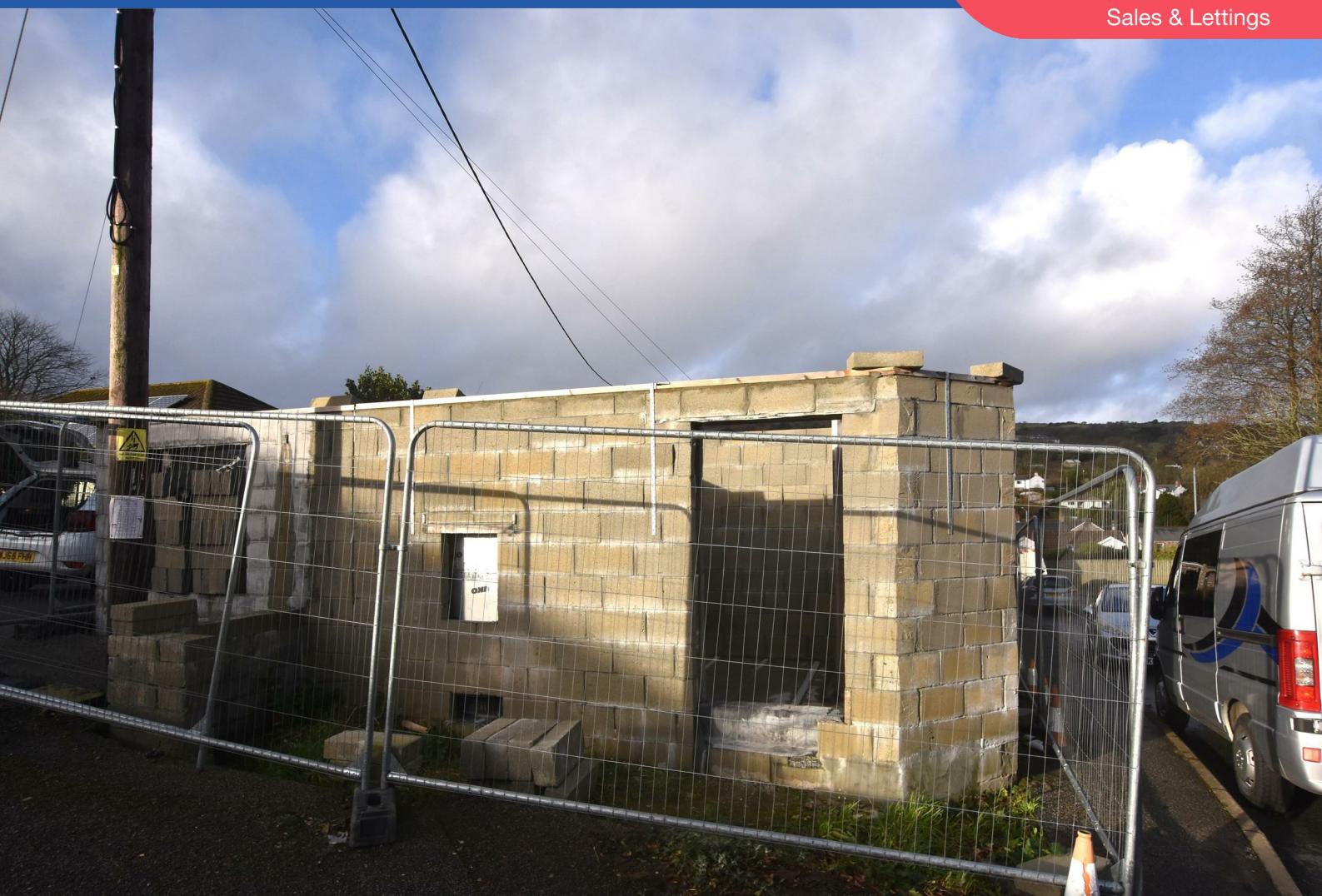
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Sales & Lettings



## 4A Bell Lane

Lanner, Redruth, TR16 6AP

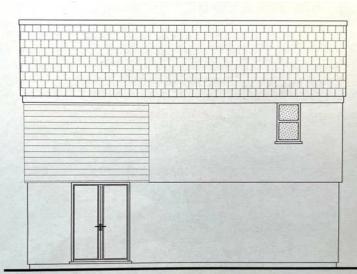
**£79,950**



Situated in a popular village location and offered with the benefit of no onward chain, this partially built detached house has planning permission granted for two bedrooms with the master having an en-suite and a family bathroom to the first floor plus a lounge/diner, a kitchen and a cloakroom to the ground floor.



Front elevation (scale 1:100)



Rear elevation (scale 1:100)



Side elevation (scale 1:100)

This presents an interesting opportunity to acquire a partially constructed detached house situated in a popular location. It has been built out as far as the lower first floor level in breeze block and stands in easy to maintain gardens. Plans show that to the ground floor there is a lounge/dining room, a separate kitchen and a hallway plus a cloakroom. To the first floor there are two bedrooms with the master having an en-suite and there is also a family bathroom.

The original Decision Notice PA18/03743 dated 11th October 2018 and this was superseded by PA21/06879 and then a variation under PA24/03160. This allowed for a change for the external stone finished to be changed to a mixture of cement render and cladding.

Lanner village offers shopping facilities, public houses, a primary school and bus services to Redruth and Falmouth.

The vendor informs us that there is a 10-year structural guarantee in place for the build and building regulations inspections are up to date. They have structural calculations for the first-floor timber frame and steels and can supply the first-floor timber frame kit (floor joists, steels, walls and roof trusses). They already have the kitchen which they could pass onto the buyer at a reduced cost and can help with the building regulations, project management and overseeing the build project if required.

## DIRECTIONS

From our office in Redruth take the main road towards Falmouth. Upon entering the village of Lanner go past the square and take the next right into Bell Lane. Proceed up here for several hundred yards and the property will be identified on the right hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

## SERVICES

To be connected.

## Area Map



## Floor Plans



## Energy Efficiency Graph

