

LODGE & THOMAS

ESTABLISHED 1892

Development Site, Mawla Barn, Mawla, Redruth, TR16 5DW



A development site on the edge of a hamlet with planning consent for the construction of two detached 4 bedroom dwellings, enjoying rural views within easy reach of Portreath, Redruth and the A30 dual carriageway.

Guide Price: £200,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Site

A relatively level site currently comprising an agricultural building, which previously had Class Q permitted development rights to convert to a single dwelling, but now benefits from planning consent for demolition and the erection of two x 4 bedroom detached dwellings

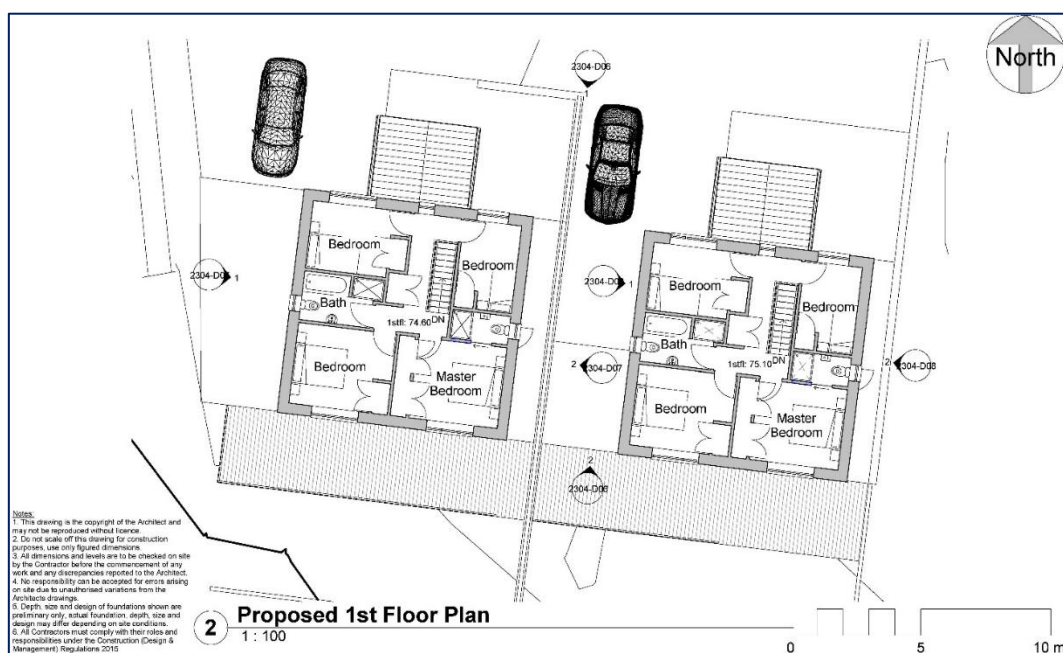
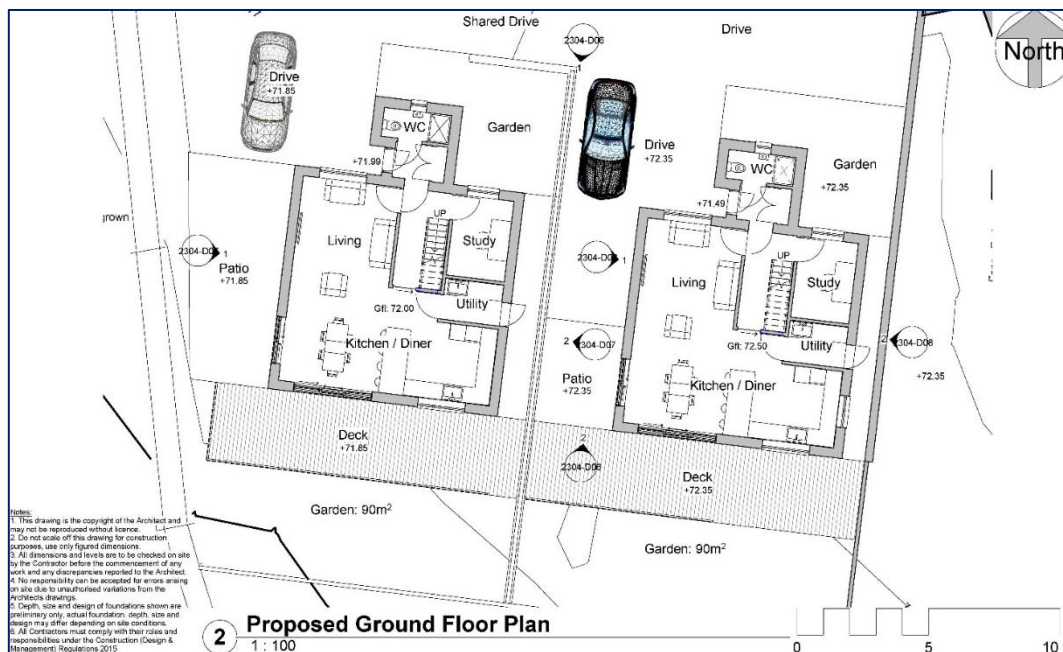
The site lies on the eastern edge of the hamlet of Mawla, accessed off a byway and the site enjoys far reaching views over the surrounding countryside.



Planning consent was granted on 20/09/2024 (PA24/02081) for two 133 sqm (1431 sqft) detached dwellings, designed with materials fit for the agricultural setting, with smooth white render to ground floor with vertical timber cladding above, under a grey colour coated steel standing seam roof.

The proposed accommodation to comprise natural stone faced entrance porch, accessible cloaks, a study, utility room, and an open plan kitchen, dining and living space with 4 bedrooms, including master with ensuite shower room, and family bathroom above.

Each of the properties will be complemented with off-road parking, and both properties to enjoy south-facing gardens, and views of the surrounding area.



Proposed Services

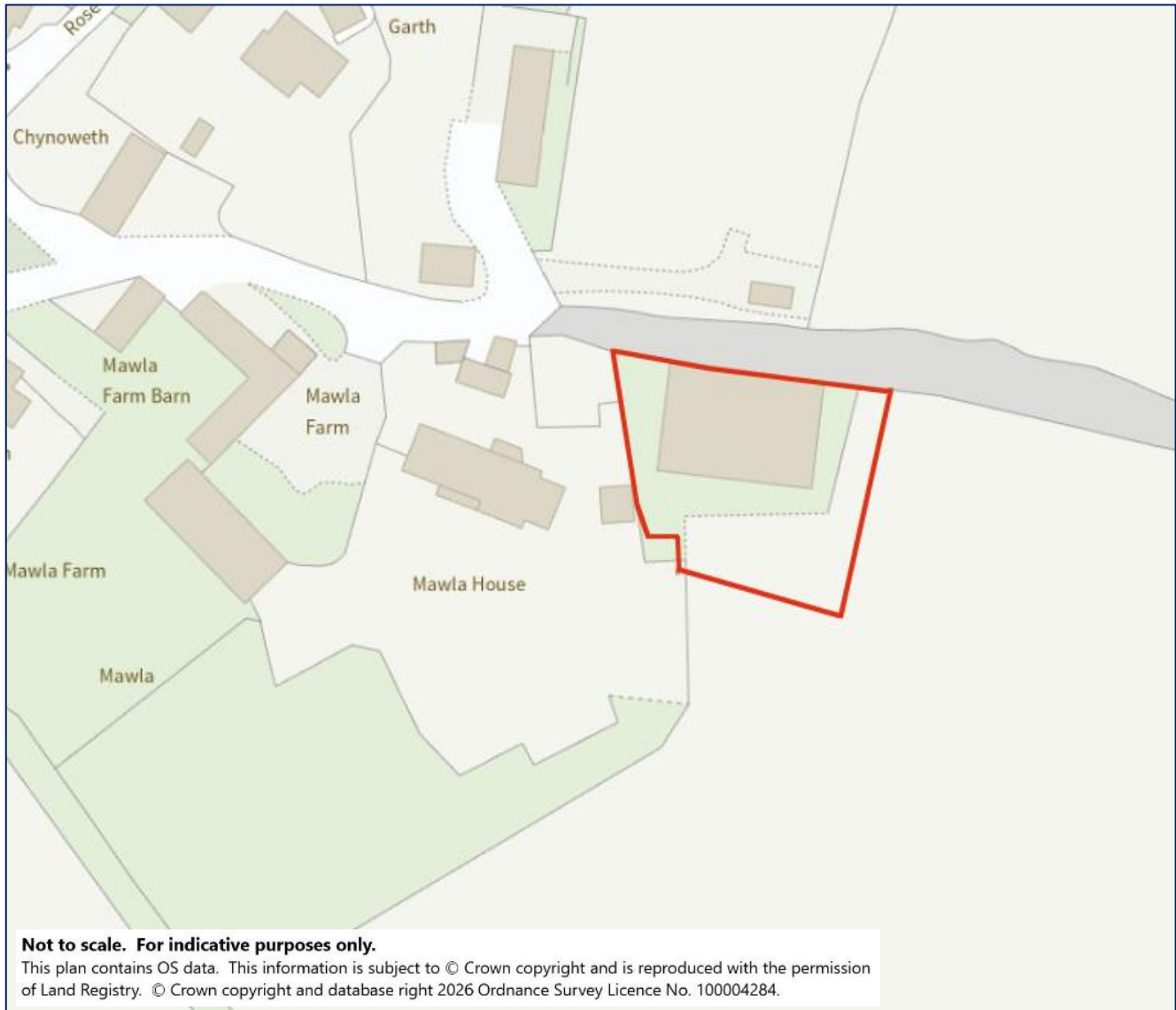
Mains electricity, mains water and private drainage. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Location

Mawla is a small rural hamlet lying approximately 2 miles inland for the north Cornish coast. Local beaches to include the renowned surfing spots of Portreath and Porthtowan, both within easy reach. The A30 dual carriageway, provides easy access east and west for the county and the town of Redruth and the City of Truro are within 10 and 20 minute drive respectively. For the outdoor enthusiasts, the Bissoe Trail, which links the north and south coast, provides extensive cycling opportunities along with numerous walks along quiet country lanes and footpaths in the surrounding area.



Viewing

Viewers may access the plot for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: sales@lodgeandthomas.co.uk

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Particulars & Plan: 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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.