

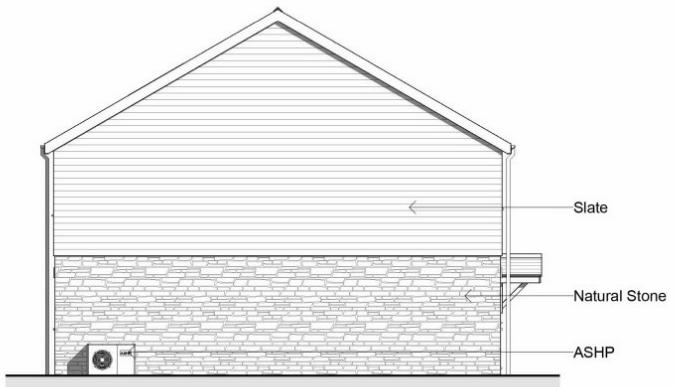


Building Plot, Boscence Road,
Townshend, Hayle, Cornwall,
TR27 6AL





North Elevation



East Elevation

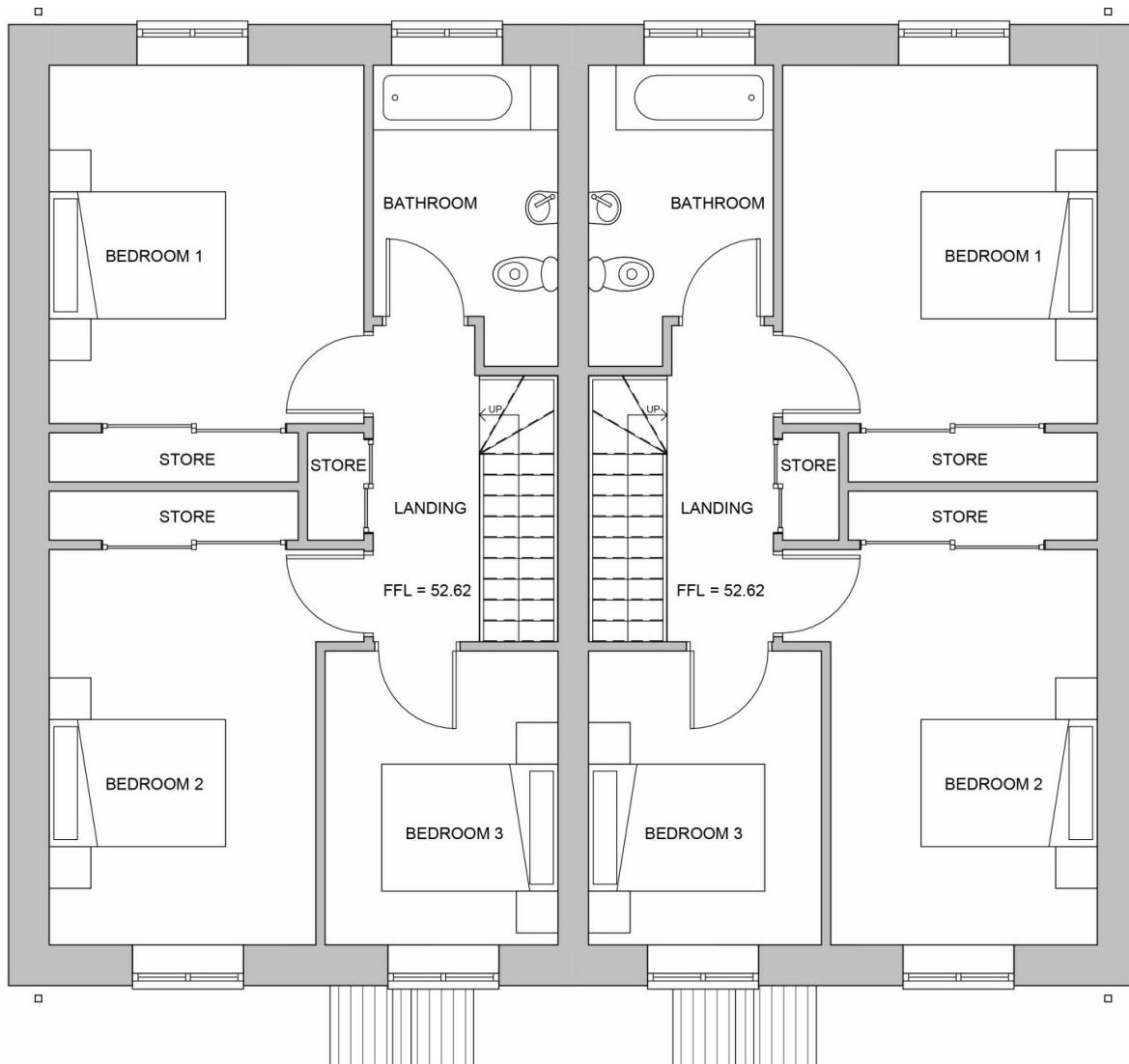
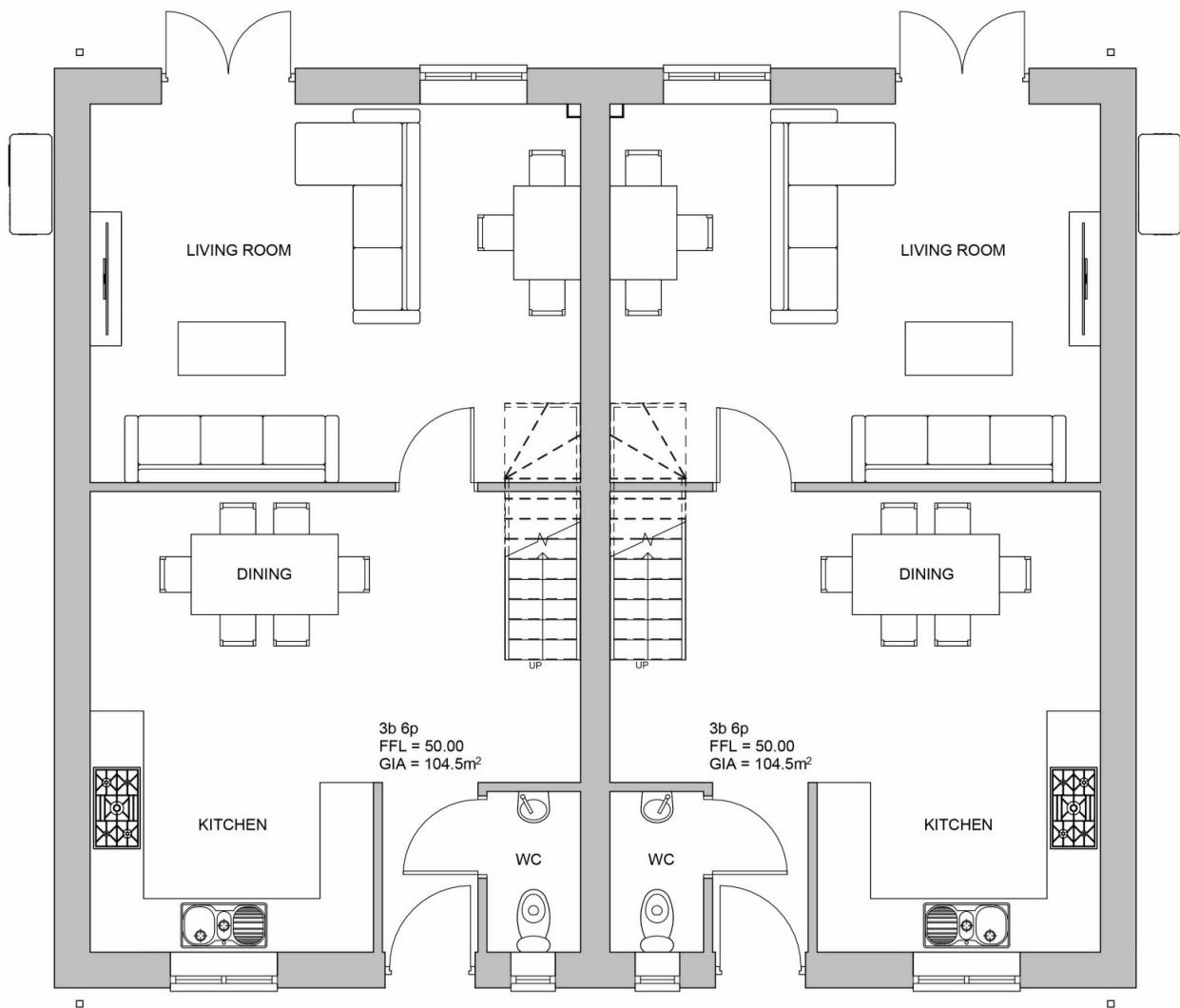


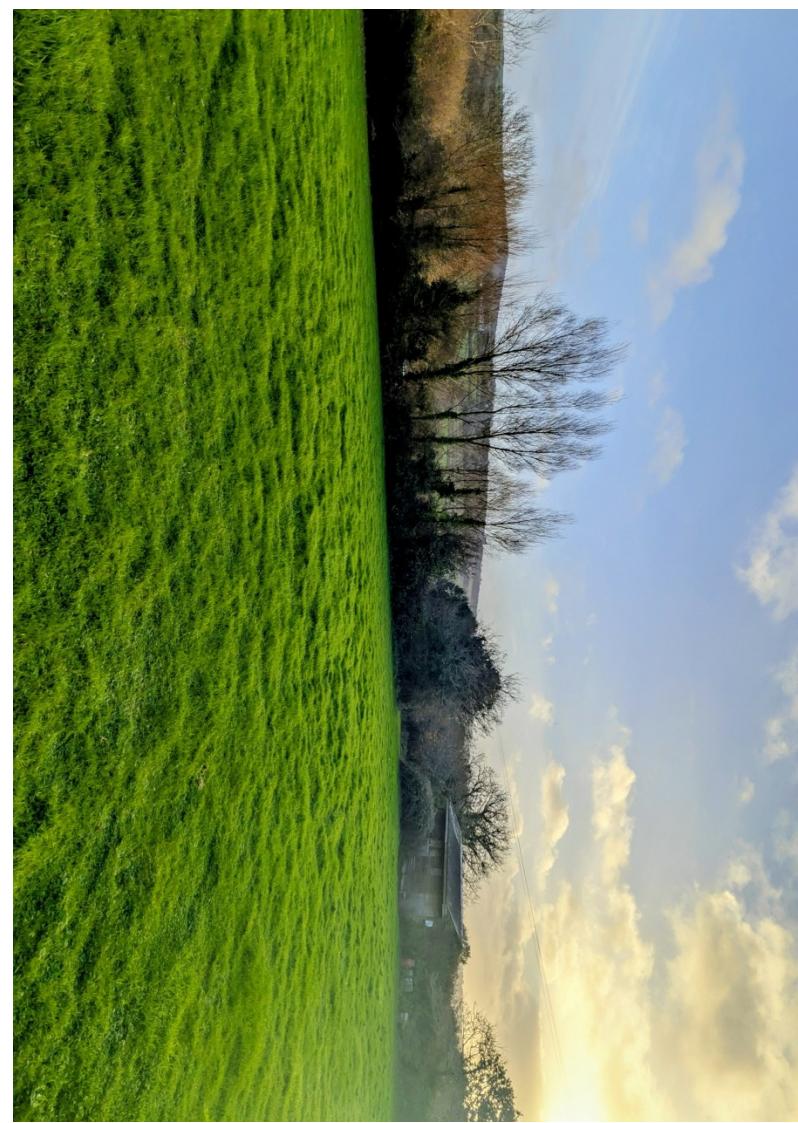
South Elevation



West Elevation







BUILDING PLOT, BOSENCE ROAD, TOWNSHEND, HAYLE, CORNWALL, TR27 6AL

£250,000 FREEHOLD

A superb opportunity to acquire a well positioned building plot with consent for four semi detached houses - two open market three bedroom homes and two three bedroom shared ownership homes. Each proposed property has been thoughtfully designed to offer modern, spacious living. The ground floor will feature a living room, a kitchen/dining room and a cloakroom. On the first floor there will be three double bedrooms and a family bathroom, making these ideal homes for families, first-time buyers, or investors. The properties will benefit from attractive rural views to the rear. Externally, each home will have two allocated parking spaces and private rear gardens laid to lawn. This plot represents an excellent development prospect in a desirable setting and an early enquiry is highly recommended.

PLANNING: The property has the benefit of full planning, application number PA24/02418 dated 3rd April 2025.

PROPERTIES: Planning has been passed for four, three bedroom semi detached houses to comprise a living room, kitchen/dining room and cloakroom on the ground floor. On the first floor there will be three double bedrooms, two with built in wardrobes, and a family bathroom. The properties will enjoy rural views to the rear, parking for two vehicles and gardens laid to lawn.

SERVICES: We understand the mains services to be close by but would strongly recommend that all prospective purchasers make their own enquiries with the various utility companies.

AGENTS NOTE: The accommodation on the approved plans is for four dwellings of approximately 104.5 square metres each. Two of the properties are to be sold for no more than 75% of the open market value on a shared ownership basis or rented for no more than 80% of the full rental value. Initially the shared ownership properties are to be offered to buyers with housing need and a local connection to the parish of St Erth, opening to the secondary parishes of Gwinear, Gwithian, Crowan, Breage, St Hilary and Ludgvan in line with the council's policies.

DIRECTIONAL NOTE: Via What3Words: //head.remotest.unveils

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778