

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

## *Offers Invited*

*Land South West of Trefula Farm, Sandy Lane, Redruth, TR15 2DW*



- OUTLINE CONSENT
- 24 DWELLINGS
- TWO, THREE & FOUR BEDS
- 50/50 AFFORDABLE/OPEN MARKET
- SERVICES ADJACENT
- OUTSKIRTS OF TOWN
- GOOD ACCESS
- PA22/05181

A development opportunity comprising of 24 dwellings. Outline consent for a mix of two, three and four bedroom properties with a 50/50 split of affordable to open market homes. All services are immediately adjacent with good access and road frontage. The site is on the outskirts of Redruth town with good transport links and local amenities. Full details can be found on the Cornwall Council Planning Portal under Application PA22/05181.



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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.