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BILL BANNISTER
Sales & Lettings



Plots 2 & 3, Greystones Bell Veor

Lanner, Redruth, TR16 6AN

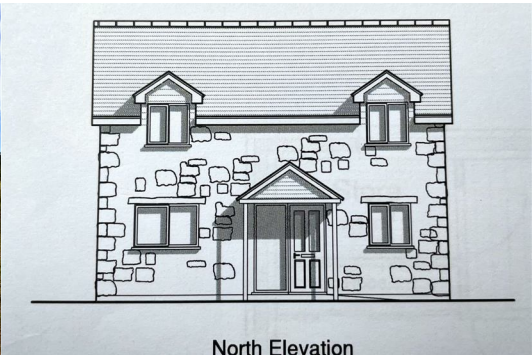
Guide Price £75,000

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Set in a lovely rural location on the edge of the popular village of Lanner, this good sized building plot has planning permission granted for two detached houses, one being an affordable home. Each property will offer two bedrooms complemented by a family bathroom, a lounge, separate dining room and a kitchen.







North Elevation

This presents an opportunity to acquire land with planning permission for two, two bedroom detached houses, one of which is to be sold as an affordable unit. Full details are available under Cornwall Council Decision Number PA25/03864. Plot 2 will be sold at the full price.

The site has approximate dimensions of 25m x 22m. The vendor informs us that services are available but we would suggest that any interested parties should contact the relevant utilities for further information.

There is an adjoining piece of ground measuring approximately 70m x 35m available at a guide price of £15,000, There is a small area of Japenese Knotweed to one corner. The vendor will give full details on site if required.

Plans for each property show a lounge, a dining room and a kitchen. There is a cloakroom and an area to house the heating system. To the first floor there will be two bedrooms, a store area and a bathroom. Gardens and parking facilities will be provided.

Bell Veor is a very pleasant and popular part of Lanner being on the outskirts of the village and bordering open land to the rear. Although tucked away, it is within a few hundred yards of the village itself with shopping facilities, public houses and bus services. The village has always been popular and has a well thought of primary school.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through South Downs and into the village of Lanner. At the crossroads by the Coppice Inn turn right and then take the next right into Bell Veor. The site will be found behind metal gates a few hundred yards up on the left hand side.

AGENTS NOTE

TENURE: Freehold.

SERVICES

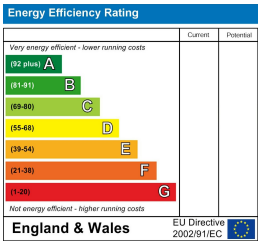
Mains drainage, mains water & mains electricity.

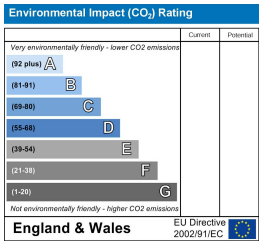
Area Map



Floor Plans

Energy Efficiency Graph





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