

Building Plot off School Hill, Shortlanesend, Truro TR4 9DS



This non-estate garden plot benefits from outline planning permission with all matter reserved for the construction of a dwelling, dated 9th April 2021. The plot fronts onto School Hill with direct vehicular access. The site is level and enjoys a southerly aspect and is bounded to the sides and rear by neighbouring residential properties.

GUIDE PRICE £85,000 – FREEHOLD

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

Shortlanesend is an expanding, well located village situated on the B3284 which runs between the City of Truro, the commercial and administrative centre of Cornwall, and the main A30 arterial trunk road. The village boasts a general store and post office, primary school and public house. Within the area there is access to numerous walks with the nearby Idless Woods and the Tregavethan Valley to name but a few.

Planning

Outline Planning Permission was granted on 9th April 2021 with all matters reserved. Planning Ref: PA21/02643. Copies of the plans and planning consent are available online at www.cornwallcouncil.com or via the Vendor's sole agents. Site edged red on the plan below. (not to scale).

Agent's Notes: As part of the development.

1. A South West Water mains drain runs under the site and would need to be repositioned at the purchasers expense in order to facilitate any development.
2. The purchaser to create a parking space for the vendor's retained property as part of any scheme. Details to be agreed with the vendor.
3. The site will be restricted to a single dwelling.



Services: It is understood that all services are in the vicinity. Interested applicants are advised to make their own enquiries and investigations prior to making an offer.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

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 each of the statements contained in these particulars. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.

Viewings: Interested parties are asked to contact the Vendor's sole agents, Lodge & Thomas, to make an appointment to view. Tel: 01872 272722, Email: property@lodgeandthomas.co.uk

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